

# *Town of Farmington*

1000 County Road 8  
Farmington, New York 14425

## **PLANNING BOARD**

*First meeting of the Farmington Planning Board held on January 21, 1959*

**Wednesday, February 21, 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

**Board Members Excused:** Aaron Sweeney  
Douglas Viets

**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  
Tim Ford, Town of Farmington Highway Superintendent  
August Gordner, Town of Farmington Code Enforcement Officer

**Attending:**  
Francis and Marlene Beswick, 5784 Dalton Drive, Farmington, N.Y. 14425  
Robert Brenner, Partner, Canandaigua Development Company LLC, 28 South Main Street,  
Canandaigua, N.Y. 14424  
Ryan T. Destro, P.E., BME Associates, 10 Lift Bridge Lane East, Fairport, N.Y. 14450  
Peter Gorman, Marathon Engineering, 39 Cascade Drive, Rochester, N.Y. 14614  
Caleb T. Gulick, 5755 Running Brook Road, Farmington, N.Y. 14425  
Michael P. Montalto, Costich Engineering, 217 Lake Avenue, Rochester, N.Y. 14608

Griffin Wiegel, Conifer LLC, 1000 University Avenue, Suite 500, Rochester, N.Y, 14607

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**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 February 7, 2024:**

■ A motion was made by MR. BELLIS, seconded by MR. DELUCIA, that the minutes of the February 7, 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 February 14, 2024:

**LEGAL NOTICE**

**NOTICE IS HEREBY GIVEN** that the Planning Board of the Town of Farmington, will conduct a Public Hearing on the 21st day of February 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 #0201-24: PINTAIL CROSSING, LLC, 1000 UNIVERSITY AVENUE, SUITE 500, ROCHESTER, N.Y. 14607:** Preliminary Four Lot Re-Subdivision Plat approval of Land, identified as Tax Map Account 41.07-1-28.411 and 41.07-1-28.412, containing approximately a total of 15.15 acres of land; and as further to be identified as Preliminary Re-Subdivision Plat of Lots R1 and R2 of the Pintail Crossing Project. The proposed action involves creating Lot R-1 consisting of approximately 2.77 acres with three existing apartment buildings and community center, Lot R-2 consisting of approximately 5.27 acres with four existing apartment buildings, Lot R-3 consisting of approximately 1.017 acres, Lot R-4 consisting of approximately 2.41 acres, and proposed right of way consisting of approximately 1.85 acres, all lots are to remain as non-approved building lots requiring site plan approval before any Building Permits may be issued. The property is located at 5792 Pintail Crossing south off of Quentonshire Drive and the adjacent parcel to the east; and is zoned RMF Residential Multi-Family.

**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.

Ed Hemminger, Chairman, Planning Board

**4. CONTINUED PUBLIC HEARING:  
OVERALL PRELIMINARY 186-LOT SUBDIVISION**

**PB #1201-23 Overall Preliminary 186-Lot Subdivision Application**

**Name:** Canandaigua Development Company LLC, 83 South Main Street, Canandaigua, N.Y. 14424

**Location:** North side of State Route 96, south side of Collett Road, east of Fairdale Glen

**Zoning District:** IZ Incentive Zoning

**Request:** Overall Preliminary Subdivision Plat approval involving a total of 186 single-family residential lots and three commercial lots, all of which are located on a total of 147.7 acres of land, identified as Tax Map Accounts 29.00-2-14.000 and 29.00-2-13.100; and as further identified as the Paddock Landing Subdivision, owned by Canandaigua Development Company LLC. The proposed Action involves creating a total of 186 residential lots with related site improvements on approximately 136.11 acres of land; and creating three commercial lots, containing a total of approximately 11.59 acres of land involving a total of 50,000 square feet of commercial buildings and related site improvements. The properties are generally located along the north side of New York State Route 96, east of Fairdale Glenn, south of Collett Road and west of County Road 8. The sites are zoned IZ Incentive Zoning.

*See also* the accompanying PB #1202-23 Site Plan application, below.

**5. CONTINUED PUBLIC HEARING:  
OVERALL PRELIMINARY 186-LOT SITE PLAN**

**PB #1202-23 Overall Preliminary 186-Lot Site Plan Application**

**Name:** Canandaigua Development Company LLC, 83 South Main Street, Canandaigua, N.Y. 14424

- Location:** North side of State Route 96, south side of Collett Road, east of Fairdale Glen
- Zoning District:** IZ Incentive Zoning
- Request:** Overall Preliminary Site Plan approval to erect a total of 186 single-family residences with related site improvements and erecting three commercial buildings involving a total of 50,000 square feet of building space with related site improvements.
- See also* the accompanying PB #1201-23 Subdivision application, above.

On June 2, 2022, the original application for this subdivision and site plan was discussed by the Project Review Committee. The applicant proposed 216 single-family for-sale residential lots, and General Business and Limited Industrial uses along State Route 96.

On May 4, 2023, the current revised application for 186 single-family for-sale residential lots, and General Business and Limited Industrial uses along State Route 96, was discussed by the Project Review Committee.

On May 9, 2023, the Town Board established a new State Environmental Quality Review (SEQR) 30-day coordinated review period from May 9, 2023, to June 9, 2023.

On May 17, 2023, the Planning Board determined that the revised application contained substantial changes in the design of the concept plan.

On December 6, 2023, the Public Hearings on the Overall Preliminary Subdivision Plat and the Overall Preliminary Site Plan were opened, the Planning Board declared its intent to be State Environmental Quality Review (SEQR) Lead Agency for making the determination of significance, and the 30-day Coordinated Review Period was established from December 7, 2023, to January 12, 2024.

Also on December 6, 2023, the Public Hearings were continued to January 17, 2024.

On January 17, 2024, the Planning Board designated itself to be the State Environmental Quality Review (SEQR) Lead Agency for making the determination of significance and approved a resolution directing the preparation of a draft Full Environmental Assessment Form Part 2 and Part 3.

On February 7, 2024, the Planning Board approved the SEQR Determination of Non-Significance (negative declaration) on these application.

Also on February 7, 2024, the Public Hearings were continued to the meeting this evening (February 21, 2024).

Mr. Hemminger concurrently reconvened the Public Hearings on PB #1201-23 and PB #1202-23.

Mr. Destro of BME Associates presented these applications. Mr. Brenner of the Canandaigua Development Company also attended the meeting this evening.

Mr. Destro said that he met with the Town staff on February 14, 2024, to review and address the draft conditions of approval of both of these applications. He said that the engineering responses to the conditions have been submitted to the Town and have been provided to the Planning Board prior to the meeting this evening.

Mr. Destro said that he is requesting that the Public Hearing on these applications be closed this evening and that the board move forward to approve the applications with the revised conditions if the board is comfortable to do so tonight.

Mr. Brand said that the State Environmental Quality Review (SEQR) negative declaration on these applications, which had been determined by the Planning Board on February 7, 2024, was published today in the New York State Department of Environmental Conservation (DEC) Environmental Notice Bulletin which is available for public review on the State DEC website.

Mr. Brand said that at the previous meeting [February 7, 2024] the Planning Board had directed the Town staff to meet with the applicant and his engineer to discuss the draft approval resolutions and the applicant's comments to address the draft conditions of approval. Mr. Brand said that he and the Town staff (Mr. Delpriore, Mr. Gordner and Mr. Brabant) met with the applicant and his engineer on February 14, 2024, and agreed to the revisions to the draft conditions. As a result of the meeting, Mr. Brand said that the Town staff is ready to have the Planning Board act upon these resolutions this evening as revised.

Mr. Gordner confirmed the results of the Town staff meeting with the applicant and his engineer. Mr. Gordner said that all Building Department comments have been addressed and that the department is satisfied with the revised conditions of approval.

Mr. Ford and Mr. Brabant had no additional comments on these applications this evening.

Mr. Hemminger asked if anyone in the meeting room wished to comment or ask questions on these applications. There were no comments or questions from those in the meeting room.

Mr. Hemminger then asked if anyone on the remote video conference wished to comment or ask questions on these applications. There were no meeting attendees on the remote video conference this evening.

Mr. DeLucia, Mr. Bellis and Mr. Hemminger also had no additional comments or questions on these applications this evening.

■ A motion was made by MR. BELLIS, seconded by MR. DELUCIA, that the Public Hearing on these two applications be closed.

Motion carried by voice vote. The Public Hearing on PB #1201-23 and PB #1202-23 was closed.

■ 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 revised:

**TOWN OF FARMINGTON PLANNING BOARD RESOLUTION  
PADDOCK LANDING INCENTIVE ZONING PROJECT  
OVERALL PRELIMINARY SUBDIVISION PLAT APPROVAL WITH CONDITIONS**

**PB #1201-23                    Overall Preliminary 186-Lot Subdivision**

**APPLICANT:                    Canandaigua Development Company LLC, 83 South Main Street, Canandaigua, N.Y. 14424**

**ACTION:                        Overall Preliminary Subdivision Plat approval with conditions of approximately 148 acres of land, Tax Map Accounts Nos. 29.00-02-131 (52.5 acres) and 29.00-02-14.0 (93.3 acres) located between State Route 96 on the south and west, Collett Road on the north, and east of Glen Carlyn Drive and west of County Road 8.**

**WHEREAS**, the Town of Farmington Planning Board (hereinafter referred to as Board) has received an application referenced above; and

**WHEREAS**, the Board has classified the Action as being a Type 1 Action, under 6NYCRR, Part 617, of article 8 of the New York State Environmental Conservation Law (ECL) and conducted a coordinated review under the provisions of the State Environmental Quality Review Act (SEQRA) for the above referenced Action; and

**WHEREAS**, the Board has been designated the Lead Agency under the provisions of the State Environmental Quality Review Act (SEQRA) for the above referenced Action and has made a determination of non-significance thereon under separate Board resolution dated February 7, 2024; and

**WHEREAS**, the Board has conducted a Public Hearing upon the above referenced Action at tonight’s meeting, and has given consideration to public testimony received; to comments received from the Involved Agencies under SEQRA; the Ontario County Planning Board Referral #262.0-2023, and recommendation dated 12/13/2023; Town staff comments; Town Engineer’s comments, and the BME responses to Town staff comments contained in their response letter of January 17, 2024; and to Town Engineer comments contained in their response letter of January 17, 2024; and

**WHEREAS**, the Board, by voice vote tonight has closed the Public Hearing upon the above referenced Action.

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

1. Preliminary Subdivision Plat Approval is based upon the drawings prepared by BME Associates, identified as Project No. 2812, entitled “Paddock Landing Overall Preliminary Site and Subdivision Plans, drawings number 2812-10 through 2812-14, dated November 9, 2023, which are to be further amended as follows:
  - a. The identified Open Space Areas (A, B, C, and D) are to be given Lot Numbers.
  - b. Drawing Number 2812-11 is to be amended by adding Lot Numbers for the three (3) commercial/light industrial sites shown along the north side of State Route 96.
  - c. Drawing Number 2812-12 is to be amended by providing a new name for the looped portion of “Proposed Road A” that is located between “Proposed Road A and Proposed Road B.” This Proposed Road is identified in the Town Board Resolution No. 257 of 2023, as being Proposed Road C and references extension to the portion east of “Proposed Road B” that is to be labeled “Proposed Road C Reservation.”
  - d. Drawings Number 2812-10, 13 and 14, have two separate areas identified as Parcel D.
  - e. Parcel D is to be distinguished between the Open Space Areas and the lot for the future Town Sanitary Sewer Pump Station.
  - f. Drawing Numbers 2812–10 through –14 are to be amended as follows: Road A is to enter the site from Route 96 looping around and ending at the east end of proposed Lots #9 and #86; Road B is to enter the site from Route 96 ending between proposed Lots #54 and #55 and opposite Lot #47; and Road C is to begin between at the west end of Lots #8 and #175 continuing easterly and ending at the east property line.
  - g. Prior to the Planning Board Chairperson signing the revised Overall Preliminary Plat drawings, Street Names are to be approved by the County’s 911 Office, the U.S. Post Office, Farmington Branch and the Town Code Enforcement Officer and shown on the amended plat maps.
  - h. Prior to Final Subdivision Plat Approval for the first Section of this project a Temporary Access Easement to the Sanitary Sewer Pump Station site is to be prepared and filed in the County Clerk’s Office and the Town Clerk’s

Office. The design of this easement is to include detail drawings of the access way to sustain the weight and turning movements of the Town's Sanitary Sewer Flusher Truck.

- i. Prior to Final Subdivision Plat Approval for the first Section of this project, an easement providing Town access to any stormwater facility associated with said Section, is to be filed with the Town Clerk's Office.

**BE IT FURTHER RESOLVED** that prior to signing the revised plat drawings identified above, the Applicant's Engineer shall resolve any outstanding matters involving changes that have been identified by Town Staff, the Town's Engineer and the Applicant's Engineer's two responses. Town Staff approval shall also certify that all conditions of approval adopted by the Town Board, for the Power Incentive Rezoning Action, contained in Town Board Resolution No. 257 of 2023, dated June 28, 2023, have been provided for on the revised Overall Preliminary Subdivision Plat drawings.

**BE IT FURTHER RESOLVED** that Conditional Approval of the Overall Preliminary Subdivision Plat is valid for a period of 180 days from today and shall automatically expire unless all signatures have been affixed to the revised plat drawings.

**BE IT FURTHER RESOLVED** once all drawings have been signed then the Applicant shall file a signed copy with the Town Clerk's Office within 62 days of Planning Board Chairman's signature.

**BE IT FURTHER RESOLVED** that once the Overall Preliminary Subdivision Plat drawings and the Overall Preliminary Site Plan drawings have been signed and filed with the Town Clerk's Office, the Town Clerk shall then order the amendment to the Town's Official Zoning Map for these properties changing their zoning classifications from Rs-25 Residential-Suburban and LI Limited Industrial to IZ Incentive Zoning and noting on the Map Legend that it is for the Paddock Landing Incentive Zoning Project.

**BE IT FURTHER RESOLVED** that once the Applicant has filed the Overall Preliminary Subdivision Plat drawings with the Town Clerk's Office, the Applicant may then apply to the Planning Board for Final Subdivision Plat Approval for the first section(s) of the Overall Paddock Landing Incentive Zoning Project Site. Upon receiving final plat approval for the first section(s), said drawings are to be filed in the Office of the Ontario County Clerk within 62 days of signing by the Planning Board Chairperson. The Applicant shall provide copy of said County filing within thirty-days for the Town's Property files.

**BE IT FURTHER RESOLVED** that once all items identified on Form G-10.0, Pre-Construction Checklist Form, a part of the adopted Town of Farmington Site Design and Development Criteria, have been accepted by the Town Code Enforcement Officer, a pre-construction meeting will be scheduled followed by an Order to Proceed with Site Development.

**BE IT FINALLY RESOLVED** that a certified copy of this resolution is to be provided to the Involved Agencies listed as part of the coordinated review process conducted under SEQRA, the Town Highway and Parks Superintendent, the Acting Town Water and Sewer Superintendent, the Town Code Enforcement Officer, the Town Fire Marshal, the Town Construction Inspectors, the Town Engineers, MRB Group, D.P.C., the Town Director of Planning and Development, the Applicant, the Applicant’s Engineers, BME Associates, Attn: Ryan Destro, P.E. and a copy placed in the Town’s Project Files.

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	Excused

Motion carried.

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

**TOWN OF FARMINGTON PLANNING BOARD RESOLUTION  
PADDOCK LANDING INCENTIVE ZONING PROJECT  
PRELIMINARY OVERALL SITE PLAN APPROVAL WITH CONDITIONS**

**PB #1202-23 Overall Preliminary Site Plan**

**APPLICANT: Canandaigua Development Company LLC, 83 South Main Street, Canandaigua, N.Y. 14424**

**ACTION: Overall Preliminary Site Plan approval with conditions of approximately 148 acres of land, Tax Map Accounts Nos. 29.00-02-13.1 (52.5 acres) and 29.00-2-14.0 (93.3 acres) located between State route 96 on the south and west, Collett Road on the north, and east of Glen Carlyn Drive and west of County Road 8.**

**WHEREAS**, the Town of Farmington Planning Board (hereinafter referred to as Board) has received an application referenced above; and

**WHEREAS**, the Board has classified the Action as being a Type 1 Action, under 6NYCRR, Part 617, of article 8 of the New York State Environmental Conservation Law (ECL) and conducted a coordinated review under the provisions of the State Environmental Quality Review Act (SEQRA) for the above referenced Action; and

**WHEREAS**, the Board has been designated the Lead Agency under the provisions of the State Environmental Quality Review Act (SEQRA) for the above referenced Action and has made a determination of non-significance thereon under separate Board resolution dated February 7, 2024; and

**WHEREAS**, the Board has conducted a Public Hearing upon the above referenced Action at tonight's meeting, and has given consideration to public testimony received; comments received from the Involved Agencies under SEQRA; the Ontario County Planning Board Referral #262.0-2023, and recommendation dated 12/13/2023; Town staff comments; Town Engineer's comments; and the BME responses to Town staff comments contained in their response letter of January 17, 2024; and to Town Engineer comments contained in their response letter of January 17, 2024; and

**WHEREAS**, the Board, by voice vote tonight, has closed the Public Hearing upon the above referenced Action.

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

1. Preliminary Site Plan Approval is based upon the drawings prepared by BME Associates, identified as Project No. 2812, entitled "Paddock Landing Overall Preliminary Site and Subdivision Plans, drawings number 2812-15 through 2812-35, dated November 9, 2023, which are to be further amended as follows:
  - a. Drawing Number 2812-15 is to be amended by adding the street names for the proposed Town Roads (shown as Roads A & B) and including Road C, which will then agree with those names shown on the amended preliminary plat drawings for this project.
  - b. Drawing Number 2812-15 is to be amended by providing a new name for the looped portion of "Proposed A" that is located between "Proposed Road A and Proposed Road B." This Proposed Road is identified in Town Board Resolution No. 257 of 2023 as being Proposed Road C and as the east portion of "Proposed Road B" is to be labeled "Proposed Road C Reservation."
  - c. The Site Notes on Drawing Number 2812-17 shall be modified to note that per the NYSDOT review letter issued on March 20, 2023; when the commercial portion of the development is added, the installation of left turn lanes/two way left turn lane may be required. The Traffic Impact Study shall be updated as necessary prior to construction of any of the commercial parcels to determine if additional mitigation may be required.
  - d. Future Final Site Plan applications to be amended to show streetlights along the proposed sidewalk on Road A and Road B from the Route 96 right-of-

way to the rear property line of the southernmost lots of the proposed residential neighborhood.

- e. The Site Notes on Drawing Number 2812-17 shall be modified to note that per the NYSDOT review letter issued on March 20, 2023; when the commercial portion of the development is added, the installation of left turn lanes/two way left turn lane may be required. The Traffic Impact Study shall be updated as necessary prior to construction of any of the commercial parcels to determine if additional mitigation may be required.
- f. Drawing Number 2812-15 is to be amended to show sidewalk connections between the sidewalks along the north side of State Route 96 and the four (4) proposed commercial/limited industrial types of buildings unless, at the time of final site plan application, it is determined to be more practical to have any future sidewalk connections to these parcels off the Road A or Road B sidewalks rather than from State Route 96 sidewalks.
- g. Drawing Number 2812-17 to be amended to show a 3-way stop with stop signs and stop bars at the intersection for Road A and Road B adjacent to Lot #47. The driveway/garage location for Lot #60 shall be flipped to the north side of the lot.
- h. Drawing Number 2812-17 is to be amended to show a blacktopped driveway for the proposed Town Sanitary Sewer Pump Station site.
- i. Future Final Site Plan applications to be amended to show streetlights along the proposed sidewalk on Road A and Road B from the Route 96 right-of-way to the rear property line of the southernmost lots of the proposed residential neighborhood.
- j. Drawing Number 2812-27 is to be amended to show a streetlight near the driveway entrance to the future Town Sanitary Sewer Pump Station site.
- k. Drawing Number 2812-27 is to be amended to show a streetlight near the sidewalk ending at the West Collett Road right-of-way.
- l. Drawing Number 2812-25 to be amended to show trees along the rear property line of lots 1-9. A note shall also be added which states that the future commercial site plans shall include a landscape buffer between the commercial structure and the adjacent wetland area to the north.
- m. Prior to the Planning Board Chairperson signing the revised Overall Preliminary Site Plan drawings, Street Names are to be approved by the County's 911 Office, the U.S. Post Office, Farmington Branch and the Town Code Enforcement Officer and shown on the amended plat maps.

- n. Prior to Final Site Plan Approval for the first Section of this project a Temporary Access Easement to the Sanitary Sewer Pump Station site is to be prepared and filed in the County Clerk's Office and the Town Clerk's Office. The design of this easement is to include detail drawings of the access way to sustain the weight and turning movements of the Town's Sanitary Sewer Flusher Truck.
- o. Prior to Final Site Plan Approval for the first Section of this project, an easement providing Town access to any stormwater facility associated with said Section, is to be filed with the Town Clerk's Office.

**BE IT FURTHER RESOLVED** that prior to signing the revised final site plan drawings identified above, the Applicant's Engineer shall resolve any outstanding matters involving changes that have been identified by Town Staff, the Town's Engineer and the Applicant's Engineer's two responses. Town Staff approval shall also certify that all conditions of approval adopted by the Town Board, for the Power Incentive Rezoning Action, contained in Town Board Resolution No. 257 of 2023, dated June 28, 2023, have been provided for on the revised Overall Preliminary Subdivision Plat drawings.

**BE IT FURTHER RESOLVED** that Conditional Approval of the Overall Preliminary Site Plan is valid for a period of 180 days from today and shall automatically expire unless all signatures have been affixed to the revised plan drawings.

**BE IT FURTHER RESOLVED** once all drawings have been signed then the Applicant shall file a signed copy with the Town Clerk's Office within 62 days of Planning Board Chairman's signature.

**BE IT FURTHER RESOLVED** that once the Overall Preliminary Subdivision Plat drawings and the Overall Preliminary Site Plan drawings have been signed and filed with the Town Clerk's Office, the Town Clerk shall then order the amendment to the Town's Official Zoning Map for these properties changing their zoning classifications from RS-25 Residential-Suburban and LI Limited Industrial to IZ Incentive Zoning and noting on the Map Legend that it is for the Paddock Landing Incentive Zoning Project.

**BE IT FURTHER RESOLVED** that once the Applicant has filed the Overall Preliminary Site Plan drawings with the Town Clerk's Office, the Applicant may then apply to the Planning Board for Final Site Plan Approval for the first section(s) of the Overall Paddock Landing Incentive Zoning Project Site.

**BE IT FURTHER RESOLVED** that once all items identified on Form G-10.0, Pre-Construction Checklist Form, a part of the adopted Town of Farmington Site Design and Development Criteria, have been accepted by the Town Code Enforcement Officer, a pre-construction meeting will be scheduled followed by an Order to Proceed with Site Development.

**BE IT FINALLY RESOLVED** that a certified copy of this resolution is to be provided to the Involved Agencies listed as part of the coordinated review process conducted under SEQRA; the Town Highway and Parks Superintendent; the Acting Town Water and Sewer Superintendent; the Town Code Enforcement Officer; the Town Fire Marshal; the Town Construction Inspectors; the Town Engineers, MRB Group, D.P.C.; the Town Director of Planning and Development; the Applicant; the Applicant’s Engineers, BME Associates, Attn: Ryan Destro, P.E.; and a copy placed in the Town’s Project Files.

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	Excused

Motion carried.

**6. NEW PUBLIC HEARING:  
PRELIMINARY FOUR-LOT RE-SUBDIVISION**

**PB #0201-24 Preliminary Four-Lot Re-Subdivision Plat Application**

**Name:** Pintail Crossing LLC, 1000 University Avenue, Suite 500, Rochester, N.Y. 14607

**Location:** 5792 Pintail Crossing and the adjacent parcel to the east

**Zoning District:** RMF Residential Multi-Family

**Request:** Preliminary Four-Lot Re-Subdivision Plat approval of land, identified as Tax Map Account 41.07-1-28.411 and 41.07-1-28.412, containing approximately a total of 15.15 acres of land; and as further to be identified as Preliminary Re-Subdivision Plat of Lots R1 and R2 of the Pintail Crossing Project. The proposed action involves creating Lot R-1 consisting of approximately 2.77 acres with three existing apartment buildings and community center, Lot R-2 consisting of approximately 5.27 acres with four existing apartment buildings, Lot R-3 consisting of approximately 1.017 acres, Lot R-4 consisting of approximately 2.41 acres, and proposed right of way consisting of approximately 1.85 acres, all lots are to remain as non-approved building lots requiring site plan approval before any Building Permits may be issued.

On February 7, 2024, the Planning Board determined that this application was complete and that its formal consideration could continue. The Planning Board also directed the Town staff to refer the application to the Ontario County Planning Board.

Mr. Hemminger opened the Public Hearing on this application.

This application was presented by Mr. Gorman of Marathon Engineering. Mr. Van Epps of Brickwood Management and Mr. Wiegel of Conifer LLC also attended in the meeting room.

Mr. Gorman provided an overview of this application. (*See Planning Board minutes, February 7, 2024, pp. 18–19, for a summary of the application which was presented by Matthew Tomlinson of Marathon Engineering at the meeting on February 7th.*)

Mr. Gorman displayed an aerial view of the property and a drawing of the phased development on the video screen. He explained the shaded areas on the drawing which depict the Conifer LLC and the Brickwood Management portions of the property.

Mr. Gorman said that the application has been revised from originally having four separate lots to a two-lot subdivision bisected by a right-of-way to reduce the number of zoning variances which will be required by the proposed dedication of the road to the Town of Farmington. He said that the additional materials regarding this revision have been submitted to the Town and to the Planning Board.

He explained the locations of the buildings and said that the rental units will be offered at market rate. He discussed the zoning variances which will be required and said that no variances would have been needed if the road were not to be dedicated to the Town.

Mr. Gorman said that the applicant attended the Project Review Committee meeting on February 1, 2024, and that additional details will be discussed during the site plan process. He said that the purpose of tonight's meeting is to receive a positive recommendation from the Planning Board in advance of their submission of applications on Monday (February 26, 2024) to the Zoning Board of Appeals (ZBA) for the required variances.

Mr. Brand said that the Town staff met with Mr. Tomlinson from Marathon Engineering to discuss the revisions to the application which will reduce the number of required zoning variances being needed due to the Town's request that the road be dedicated. He said that this is not a new application, but it is a revision to the original application which is still a subdivision of land. Mr. Brand said that the Town staff recommends that the Planning Board continue the Public Hearing to enable the applicant to move forward with the zoning variance applications to the ZBA.

Mr. Brand said that the application is classified as an Unlisted Action under the provisions of the New York State Environmental Conservation Law and the State Environmental Quality Review Act (SEQRA) as noted in the draft continuation resolution which has been prepared for the board's consideration this evening. He also said that the draft resolution

includes a provision that the application requires a SEQRA coordinated review and that the only other Involved Agency is the Town ZBA.

Mr. Gordner reiterated that the required zoning variances are being driven by the Town's request to take dedication of the road. He said that the Town staff worked with the applicant's engineer last week to revise the plans to reduce the number of required variances. He said that the application is now in a good position for the ZBA to make their decisions [on the zoning variances].

Mr. Ford said that the portions of the road to be dedicated to the Town have been inspected, that catch basins and a metal pipe may need to be replaced, and that the road gutters are not in good shape.

Mr. Hemminger expressed concern about traffic using the Town-dedicated road as a detour when the bridge on Wood Drive is closed for repairs. He said that he would prefer that the road would not be dedicated to the Town to avoid a traffic issue in a concentrated area of population when the bridge is out, but that he understands that this is not much of a choice.

Mr. Ford said that the Town and the fire department are in favor of having the Town-dedicated road for emergency responses [when the Wood Drive bridge is closed for repairs]. He said that he agrees that there will definitely be a concern about additional traffic.

Mr. Brabant had no additional comments on this application.

Mr. Hemminger asked if anyone in the meeting room wished to comment or ask questions on this application.

Mr. Beswick (5784 Dalton Drive) asked about the schedule for the bridge replacement on Wood Drive. Mr. Ford said that the bridge has been flagged by the State for replacement and that it could be a year or two before the project begins. Once the work begins, Mr. Ford said that it could take two or three months.

Ms. Beswick asked about the detour [when the bridge will be closed]. Mr. Ford said that traffic could also use Farmbrook Drive and Clover Meadow Lane.

Ms. Beswick said that trees were planted on a berm when the first phase of the Pintail Crossing apartments were constructed. She said that the berm and trees provide a separation from the adjacent residential homes and that she wanted to make sure that the trees will stay. Mr. Gorman said that he was not sure, but that at this point they will not touch anything from the original Pintail Crossing construction. Ms. Beswick said that these trees are nice in the summer. Mr. Gorman said that the trees and the berm will be addressed in the site plan.

Mr. Hemminger then asked if there were any additional comments or questions on this application from those in the meeting room. There were no additional comments or ques-

tions. He also noted that there were no attendees on the remote video conference this evening

There were no additional comments or questions on these applications this evening.

Mr. Hemminger asked Mr. Gorman if he read the draft resolution. Mr. Gorman said that he read the draft resolution and that he is okay with it.

■ 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  
CONTINUATION  
PB #0201-24**

**APPLICANT: Pintail Crossing LLC, 1000 University Avenue, Suite 500,  
Rochester, N.Y. 14607**

**ACTION: Preliminary Four-Lot Re-Subdivision plat, Pintail Crossing  
Phase Two Project**

**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

**WHEREAS**, the Planning Board has given consideration to the public testimony presented at tonight's Public Hearing; and

**WHEREAS**, the Planning Board has reviewed staff comments that have been provided; and

**WHEREAS**, proposed Action is Classified as an Unlisted Action under the provisions of 6NYCRR, Part 617, Sections 617.4 and 617.5 of Article 8 of the New York State Environmental Conservation Law (ECL), the State's Environmental Quality Review (SEQR) regulations.

**NOW, THEREFORE, BE IT RESOLVED**, that the Planning Board does hereby declare the need to conduct a coordinated review upon this Action with the only other Involved Agency under the ECL—the Town of Farmington Zoning Board of Appeals.

**BE IT FURTHER RESOLVED**, that notice is hereby given to the Director of Planning and Development to submit, on behalf of the Planning Board, a Project Notification Review Letter, the Part 1 Short Environmental Assessment Form, the revised preliminary plat map and the SEQR Response Form to the Town Zoning Board of Appeals for their consideration, and declaring the Planning Board's intent to be designated Lead Agency at their meeting on Wednesday, March 6, 2024.

**BE IT FINALLY RESOLVED** that the Planning Board does hereby move to continue its deliberations upon this application for preliminary re-subdivision plat approval for the above referenced Action to its meeting on April 3, 2024.

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	Excused

Motion carried.

**6. NEW FINAL SITE PLAN AMENDMENT**

**PB #0507-21 New Final Site Plan Application**

**Name:** Union Crossing Development LLC, 105 Despatch Drive, Suite A, East Rochester, N.Y. 14445, c/o Karl Schuler

**Location:** 5636 County Road 41 (northwest corner of the intersection of County Road 8 and County Road 41

**Zoning District:** LI Limited Industrial

**Request:** Final Site Plan amendment to increase the building size for the western building to provide a 200,000-square-foot building with a future building expansion area of 100,000 square feet for a total building square footage of 300,000 square feet, and to decrease the eastern building size to 132,000 square feet with the total building area of both buildings to remain 432,000 square feet.

On July 6, 2022, the Final Site Plan for this project was approved by the Planning Board (PB #0507-21). *See also:* PB #0507-21, May 19, 2021).

On September 7, 2022, the Planning Board approved the establishment of the applicant’s Letter of Credit in the amount of \$816,921.92.

Prior to the meeting, Mr. Montalto of Costich Engineering provided the following information:

Minor revisions have been made to the Site Development plans to address specific needs of prospective building users for the project. The previous

approval was for a pair of “twin” 216,000-square-foot buildings for a total of 432,000 square feet of building space.

The total building square footage proposed remains unchanged, however instead of each building being 216,000 square feet, one building is proposed to be 300,000 square feet and the other building to be 132,000 square feet. The general design premise for the site has remained unchanged from the previously approved plan set. Modification to the plan set include:

- Increase in the building size for the western building to provide a 200,000-square-foot building with a future building expansion area of 100,000 square feet for a total building square-footage of 300,000 square-feet. The building footprint increased in width.
- Shifting of the access point on County Road 41 to the east to accommodate the widening of the westernmost building.
- Decrease in the eastern building size to provide a 132,000-square-foot building. The building footprint has decreased in width.
- Overall reduction of impervious surface area on the site of approximately 2.4 acres.
- Modification of the water supply system to remove the hotbox enclosure previously proposed on the CR-41 roadway frontage to backflow prevention systems within the individual buildings.
- The architectural scheme for the buildings remains as previously proposed.

The Full Environmental Assessment Form (FEAF) and the Stormwater Pollution Prevention Plan (SWPPP) report have been revised to reflect the changes to the plan set.

—*Michael Montalto, Costich Engineering*  
*January 10, 2024*

Mr. Montalto presented this application and reviewed the summary of the application (which appears above).

He said that the landforms and landscaping will be part of Phase 1 of the project, that stormwater mitigation will remain on the original area [of the site], and that all that flexibility is still there. Mr. Montalto said that they are not trying to reinvent anything [by the proposed Final Site Plan amendment].

He acknowledged the Town staff comments regarding the reconfiguration of the water system as noted in Mr. Gordner’s comments in the draft continuation resolution which has

been prepared for the board's consideration this evening, i.e., "Loop water system with Iron Mountain property (north), MiniTech (west) and County Road 8." Mr. Montalto said that they had previously provided hydraulic calculations but that they will work with the Town staff regarding this new request.

Mr. Montalto said that what has been important for this project is that Ontario County has deemed this a "shovel ready" site and that the approved site plan helped the developer in negotiations to acquire a tenant. He said that he wants to make sure that they understand the timeline for submission of the supplemental information [to the Town as listed on the draft continuation resolution].

Mr. Montalto said that the proposed user is eager to put up the building, that the project is primarily unchanged from the original application, and that he presented the amendment to the Ontario County Planning Board (OCPB) last week (*see* OCPB minutes, February 14, 2024, pp. 9–11, Referral #25-2024, for OCPB and Ontario County Soil and Water Conservation District comments).

He said that a comment from the OCPB concerned the number of parking spaces:

It appears this reduction is due to fewer truck loading spaces and passenger vehicle parking spaces. Previously 126 loading space and 455 employee parking space were proposed and site notes indicate there are now 53 loading spaces and 244 passenger vehicle parking space including reserved spaces at each building. The western side of western building includes 15 large and 4 small struck stalls and 15 passenger vehicle parking spaces. The east side includes 26 truck loading stalls. The south side include 85 passenger vehicle parking spaces. There is also a large passenger vehicle parking area in the southeast corner of the site.

—*Ontario County Planning Board Minutes*  
*February 14, 2024, p. 9*

Mr. Montalto said that the number of parking spaces which are noted on the plan were a demonstration to the county.

He said that he has reviewed the Town staff comments on the draft continuation resolution and that it really looks like a better clarification of the phasing with the exception of the water service and the roof storm laterals.

From the audience, Ms. Bewick said that her daughter lives right behind this property on County Road 8.

Mr. Brand asked Mr. Montalto how long it will take him to respond to the conditions of approval and to the Town staff and the Town engineer's comments in the draft continuation resolution, and to provide a revised drawing. Mr. Montalto said within two weeks.

Mr. Hemminger said that the amendment provides only one review by the Planning Board and that we have to get this right the first time.

Mr. Montalto said that any further change to the plan to Building #2 will be another site plan modification. He said that their intent is to get as much of the infrastructure as possible in during Phase 1.

Mr. Brand said that two weeks from today is March 6, 2024 [for receipt of Mr. Montalto's responses].

Mr. Hemminger said that the Planning Board will move this along as soon as the Town staff receives the right documents [from Mr. Montalto] at the right time.

Mr. Brand said that a presentation of the additional material at the March meeting of the Project Review Committee would be a meaningful time to resolve remaining issues. Mr. Montalto could then come to the second Planning Board in March for consideration of the Final Site Plan amendment.

Mr. Montalto said that the most important issues are the water system and the easements [which may be required for the water system].

Mr. Hemminger said that a specific continuation date is not included in tonight's draft resolution because this is not a formal Public Hearing. He said that the application can be placed on a Planning Board agenda when the Town staff has received the required information.

Mr. Hemminger said that Planning Board member Douglas Viets has submitted comments which have been received today on this application, as follows:

1. Any parking spaces that are being striped for use, should not be gravel or millings. These areas should be asphalt or concrete pavement.
2. If areas are to be used for trailer storage temporarily, applicant needs to show a temp storm water plan for these areas as well as a lighting plan for these areas.
3. For the proposed Phase 2 building: What is the FF for this building? Will stairs be required for egress off the east side of the building? If so, how far would these project into the drive lane on the east side of the building, including any bollards for protection?
4. The two light pole bases, north of the phase two building, are located on, or almost on top of the water main. Move those to the south side of the roadway.

5. Will there be any dumpsters attached to the building? Having only one dumpster unit for a 200,000-square-foot building seems inadequate.
6. Why is the one dumpster enclosure located in the far northwest corner of the paved area? Until the expansion is built on the Phase 1 building, this is a very long walk for employees to throw stuff out.
7. On the landscape plans, the “size column” on the planting legend should be in the same measurement that is used within the MTOD guidelines. Also, all plantings should match the sizes specified in the MTOD guidelines.
8. The building mounted site lights on the east side of the phase two building, should be changed to a pole mounted fixture, and the pole bases be installed on the east side of the drive lane. The fixture used in this location should also have a house side shield on it. With the proposed installed height of 28'–32' on the proposed building, and the proximity to the residential properties to the east, these fixtures will be quite visible to the neighbors if installed as shown on these plans. By shifting the fixture to the east side of the roadway, the lights will shine towards the building instead of towards the neighbor, and the light sources should not be visible to them.
9. The applicant stated in their application letter that the architectural renderings submitted previously will not be changing. If this is the case, those renderings along with updated building elevations plans should be submitted as part of the final approval set.

—*Douglas Viets, February 21, 2024*

Mr. Gordner said that he spoke with Mr. Montalto last week regarding his comments, and the comments from the fire department, which concern the installation of a loop water system with the adjacent properties (Iron Mountain to the north, MiniTec to the west and County Road). Mr. Gordner said that this is similar to what the Town has required on other smaller projects. He also said that the Town will work with Mr. Montalto on acquiring the necessary easements [over other properties] to eliminate direct drills under County Road 41.

Mr. Gordner also said that his comments include the relocation of the southwest fire hydrant out of the pavement area and to green space to avoid destruction of pavement if a water main or a hydrant must be repaired or replaced. His comments in the draft continuation resolution also note that all hydrants are to be protected by bollards.

Mr. Brabant said that he supports the Town's request to move forward with a loop water system which has been required on other projects. He said that additional engineering comments have been included on the phasing plan.

Mr. Montalto said that the Town's proposed [water] connections have completely changed their calculations on the water.

Mr. DeLucia acknowledged the number of Town staff comments which are included in the draft continuation resolution. He said that he appreciated and understands the explanations.

Mr. Hemminger said that the application will be continued to a date when the Town staff determines that the requested additional information is received and is ready to be submitted to the Planning Board.

There were no additional comments or questions on these applications 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  
CONTINUATION**

**PB #0507-21**

**APPLICANT: Union Crossing Development LLC, 105 Despatch Drive, Suite A, East Rochester, N.Y. 14445**

**ACTION: Final Site Plan Amendment, #Lot R-2 Blackwood Industrial Park, for construction of a proposed 200,000-square-foot building and related site improvements on a portion of the site.**

**WHEREAS**, the Town of Farmington Planning Board (hereinafter referred to as Planning Board), has tonight opened discussion on the above referenced Action; and

**WHEREAS**, the Planning Board has given consideration to the public testimony presented at tonight's meeting; and

**WHEREAS**, the Planning Board has reviewed staff comments that have been provided below.

**NOW, THEREFORE, BE IT RESOLVED** that the Planning Board does hereby move to continue its deliberations upon this application for final site plan approval for the above referenced Action and instructs the Applicant's Engineer to prepare an additional final site plan drawing identifying the extent of site disturbance associated with the construction of the proposed 200,000-square-foot building and related site improvements.

**BE IT FURTHER RESOLVED** that the Planning Board provides the following staff comments received that have been made on the overall site plan drawings that have been submitted as part of this Action and recommends amendments be made to those overall final site plan drawing as necessary:

**1. Dan Delpriore, Code Enforcement Officer:**

- a. The title should be updated to show this as an amendment.
- b. Signature blocks shall be added to every page in approved locations as shown in the Farmington Site Design Appendix G-13.0.
- c. On page CA100 Sheet 05 of 24 shows a proposed Gravel parking area which is not allowed, all parking areas have to be installed with a dust free surface.
- d. On page CA100 Sheet 05 of 24 shows a proposed ADA parking doesn't look to be located in the correct location as should be located at the closest location to the office and conference area doors.
- e. On Page LA100 & LA110 and LA120 Sheet 08 and 09 and 10 of 2024: Landscaping note number 4 state actual locations me be directed by the owners at time of installation which needs to be removed or changed to the Town can directed the actual locations of planting.
- f. On Page LA100 and LA110 and LA120 Sheet 08 and 09 and 10 of 2024: Landscaping note number 5 needs to be updated that one year states from the Town acceptance of the installed landscaping.
- g. All Town Details shall be updated to the 2024 approved Farmington site design.
- h. All Hot Box specs shall be removed as no Hot Box is being used on this project, page CA505 Sheet 17 of 24.

**2. Dave Orians, Construction Inspector:**

- a. Update applicable Town details to 2024 versions.
- b. Add sanitary sewer testing details S-8.0, S-8.1, and S-8.2.
- c. Revise water main to connect to existing pipe to north and also main on Co. Rd. 8.
- d. Revise water main to 8-inch public main or provide calculations to support 6-inch main.

- e. Eliminate Co. Rd. 41 directional drill.
- f. Eliminate hot box enclosure detail.
- g. Show 2-inch sample taps at connection points to existing watermain.
- h. Show 1-inch sample taps at 1000 LF intervals along new watermain.
- i. Maintain 6-feet cover over sanitary sewer laterals and watermain/service under pavement areas.
- j. Lessen slope of sanitary sewer laterals to both buildings.
- k. Specify means for downspout to storm main connections.
- l. Provide watermain easement, SWMF easement, and Stormwater Maintenance Agreement.
- m. The sanitary sewer easement (along CR-41) should be shown on the utility plan (page CA 110).
- n. On utility plan (page CA 110) at the sanitary sewer connection. Should say provide Geneco Sealtite Type “E” multi-range wye saddle connection.
- o. In the Water system tests notes: Note 1—Please remove the part that says The Town will take sample. The town does not take samples.
- p. Sanitary sewer note #3 needs to reference a metal/ferrule cap not brass Sanitary sewer lateral cleanout needs to be on the sanitary sewer easement line on the utility plan (page CA 110).
- q. Remove all reference of a Private water main on the utility plans (page CA 110).
- r. Please put a water valve on the service line for proposed building 2. The 2 water valves that are on both sides of the Tee for said building can be removed as they are not needed.

**3. August Gordner, Fire Marshal/Code Enforcement Officer:**

- a. Install additional two hydrants, one south of Bioretention area 4 and one to the south of Bioretention area 3.
- b. Relocate SW hydrant to greenspace, relocate SE hydrant to greenspace (All hydrants to be protected by Bollards).

- c. Relocate water line to greenspace for future maintenance concerns.
- d. Loop water system with Iron Mountain property (North), MiniTec (West) and County Road 8.
- e. Provide updated hydraulic calculations for the proposed 6” water service line.
- f. Remove all details referencing private service.
- g. Remove boring pit details
- h. Add turning radius detail attached to plans

**4. Comments from Chief J. Weidenborner Farmington Fire:**

*“I have reviewed the plans for Lot R-2 Blackwood Industrial. Due to the size and relative closeness of the structures, the fire department would request the town continue with the past practice of requiring a looped water system with supply coming from at least two different water mains whenever possible. My main concern with a single source water supply for the entire property including hydrants and fire pumps would be that once a fire pump is activated within one of the structures the rest of the hydrants in this system would not provide adequate pressure for us to connect an engine to without taking needed pressure away from the already activated interior suppression system. Because of this we would need to locate a hydrant on the road and then have to lay in 5-inch supply lines to ensure adequate water pressure to fire apparatus which could delay fire suppression.”*

**5. Josh Fagner, Water and Sewer Working Supervisor:**

*“Dan made me aware that the Water Main has already been decided to be dedicated to the Town for this project. If there is not going to be a hot box at the road and we are going to take dedication of this then there should be a connection at the North East Corner of the property to CO Rd 8 so that the water does not just sit Stagnant. If there was a connection at CO Rd 8 then it would be a true loop of our system which would allow water to flow through this entire site.”*

**6. Ronald Brand, Director of Planning and Development:**

- a. The proposed Action, the full development of 432,000 square feet of buildings and related site improvements, is classified as a Type I Action under the provisions of NYCRR Part 617.4. A coordinated review under SEQR was completed on this Action and a determination of non-significance was made on February 3, 2021, for two (2) buildings with each having a 216,000 square feet footprint and related site improvements. The Action

currently before the Planning Board involves the construction of a first building having a total of 200,000 square feet with related site improvements. The Action being requested is to grant final site plan approval for said 200,000 square foot building and some related portion of the overall site. In the future there are plans for a 100,000 square foot building expansion and/or the future 132,000-square-foot separate building and related site improvements. These next phase(s) should be considered as separate action(s), as the final details for these structures and related site improvements are unknown at this time. By making this determination, the Planning Board can find that it is clearly no less protective of the environment [Part 617.3 (g) (1) Environmental Conservation Law] and allows for carrying out the terms and requirements of the Part with minimum procedural and administrative delay, avoiding unnecessary duplication of reporting and review requirements for combined or consolidated proceedings that will enable all SEQR proceedings in the interest of prompt review [Part 617.3 (g) (2)].

- b. The Planning Board may want to seek a phasing plan for this overall site to allow a determination to be made regarding the extent of site disturbance that is anticipated to occur with the construction of the first building under consideration at this time.
- c. The Planning Board may want to consider a period for the two topsoil stockpiles to remain on the site along with an understanding whether there will be a separate on-site topsoil sales operation and the manner such use will be considered.
- d. The Planning Board may want to consider, as part of this first phase of development, creating the two proposed berms shown on drawing number VA110, Mass Earthwork Plan, and installing landscaping on and around them at this time to enable growth to occur while waiting for the future building additions and site improvements identified on the overall site plan drawing.
- e. The Planning Board needs to understand what the purpose is for the proposed six-foot-high “construction fence” that is being proposed along the site’s boundary with the residential properties to the east, those fronting along the west side of County Road 8, including when it is going to be installed, how long it will remain after construction and what it will look like.
- f. The Planning Board may want to understand how the stated intent to not allow construction vehicles to use the County Road 8 access will be enforced, given the location shown for the concrete washout and construction staging area on drawing VA110.

- g. The Planning Board may want to establish a limit on the number of truck trailers to be allowed to be parked on the two proposed areas shown on the Overall Site Plan drawing. One concern is not blocking access for firefighting purposes to the proposed 200,000 square foot building.
- h. The Public Safety Sign for this site will need to be posted along both County Roads 8 and 41. If there’s going to be more than one address for the proposed two buildings, then this will need to be designed and shown on future submissions.
- i. The Planning Board may want to consider commercial speech signage for the entire multi-phase/use site.
- j. The Planning Board may want a building elevation to be included as part of the final site plan drawings for this first building.
- h. The Planning Board may want to continue its deliberation upon the proposed amendment to the Final Site Plan for this site and request the applicant to provide additional information requested at the meeting.

**7. Lance Brabant, MRB Group:**

*See MRB Group, D.P.C., letter dated February 16, 2024.*

**BE IT FINALLY RESOLVED** that the Applicant’s Engineer is to submit the final site plan drawing requested, for the proposed construction of the 200,000-square-foot building, along with amendments to the Final Overall Site Plan drawings, to Town Staff for their review prior to the Town Code Enforcement Officer scheduling the continued public meeting on this Action.

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	Excused

Motion carried.

**7. OPEN DISCUSSION**

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

Mr. Brand provided the following information:

- The Town staff sent an email to the applicant and engineer of the GLN Realty project (south side of State Route 96, east of the State Route 332/State Route 96 intersection, west of the Farmington Market Center) requesting additional information for the applicant's request to release a portion of the Letter of Credit on this project. The requested information includes language on the easement access and for the camera work on the sanitary sewer which has been installed on the site. If the requested information is received in a timely manner, Mr. Brand said that the Letter of Credit could be on the agenda for the next Planning Board meeting on March 6, 2024.
- Bids for the Transportation Alternatives Program (TAP) Phase 1—the Sidewalk, Trail Connections and Bike Lanes project—were opened on Wednesday, February 14, 2024. On June 21, 2022, the commissioner of the New York State Department of Transportation 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. Mr. Brand said that bids ranged from approximately \$1.4 million to nearly \$2 million. He said that the Town staff is now carefully reviewing the bidders' qualifications. When a responsible bidder has been identified, the staff will make a recommendation to the Town Board to award the contract. Mr. Brand said that it is anticipated that the project will be completed this year.
- A resident recently asked about the practice of solar companies making offers to property owners in the Town for the installation of solar farms on their properties, and about the Town's solar law. Mr. Brand said that this topic will be on the agenda of the Town's Agricultural Advisory Committee at its next meeting on March 21, 2024, at 6:30 p.m. at the Town Hall.
- A revised drawing has been received from the applicant of the proposed Whitestone Incentive Zoning Project (east side of State Route 332 and north side of County Road 41) which depicts an additional commercial pad along State Route 332 as requested by the Town Board and the continuation of sidewalks on the east side of State Route 41.
- No new updates have been received on the Farmington Market Center project (Tops Supermarket plaza on south side of State Route 96, west of the State Route 96/Mertensia Road intersection).

***Code Enforcement Officer:***

Mr. Gordner said that the Final Site Plan for Sections 7A and 7B of the Farmbrook Subdivision will be on the Planning Board's agenda at the next meeting on March 6, 2024. This application (PB #0103-24) proposes the construction of 71 single-family homes along with supporting infrastructure and a stormwater management facility.

***Highway/Parks Superintendent:***

Mr. Ford said that the Highway Department's new 10-wheel truck has been delivered. He said that the delivery time was 22 months for this vehicle.

***Town Engineer:***

Mr. Brabant said that revision maps to the Town's Major Thoroughfare Overlay District (MTOD) were delivered to the staff today. He said that these revisions include updates to ongoing roads and the extension of the boundary of the MTOD as requested by the staff.

**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, February 22, 2024, 6:00 p.m.–7:00 p.m.**

Session 2: Planning Board Basics: Roles of the Planning Board in Community Development

**Thursday, March 28, 2024, 6:00 p.m.–7:00 p.m.**

Session 3: Zoning Board Basics: Roles of the Zoning Board in Community Development

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

Session 4: Environmentally Speaking: The Nuts and Bolts of SEQR

**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](mailto: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. DELUCIA, seconded by MR. BELLIS, that the meeting be adjourned.

Motion carried by voice vote.

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

The next regular meeting of the Planning Board will be held on Wednesday, March 6, 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 L.S.  
Farmington Planning Board Clerk