

TOWN OF FARMINGTON
CONSERVATION BOARD (CB)
July 25, 2022 Meeting Minutes (Draft)
Town Hall Conference Room

MEMBERS PRESENT: Kimberly Boyd, Chair
Karen Fox (by phone conference call)
Tim Hannan

MEMBERS ABSENT: Paul Dureus, Member (excused)
Mary Richter, Clerk of the Board (excused)

TOWN STAFF PRESENT: None

GUESTS PRESENT: None

CALLED TO ORDER: The meeting was opened at 7:00 PM by Ms. Boyd, Chair.

(Note: The Board is using on-line Town and other GIS-related resources at this meeting to comment on meeting agenda items and the Open Space Index (OSI) planning materials provided by Mr. Ron Brand, Director of Planning & Development, prior to this meeting. Also Mr. Hannan is taking the meeting minutes for the Clerk of the Board.)

MEETING MINUTES: Approval for the June 27, 2022 meeting minutes was tabled at tonight and rescheduled for next month's Board meeting.

APPLICATION ITEMS: **Planning Board Applications**

1. NYS RT 332 MIII Enterprises at Auburn Trail Project

The packet was reviewed by the Board for comments. The drainage and the storm detention ponds features were viewed on the site map along with the other plan features. Unfortunately, there was no landscape plan available in the packet and this issue will probably be addressed later at a future date.

The Board has no comment at this time on this application.

2. HUNT PARK WAREHOUSE/ Ontario Properties, Inc. Project

This 2.5 acre wooded parcel is located just southeast of the NYS Thruway (I-90) Exit 44 interchange. The project's boundaries are: NYS RT 332 (west); Loomis Road (north); Plaster Mill Road (east); and the RTS Ontario Bus Park-and-Ride parking lot (south). There are two nearby road intersections adjacent to the parcel: NYS RT 332/Loomis Road (northwest) and Loomis Road/Plaster Mill Road (northeast). The parcel will be accessed from the south (the parking lot) due to a prior agreement. The Board reviewed the provided materials and had some concerns that may need to be addressed later at a future date. They included the following: the size of the two proposed buildings, the proposed parking lot size (impervious surfaces), the setbacks, some wildlife habitat disruption, drainage, storm detention pond's depth, size, and its proximity to Plaster Mill Road (current and future traffic, bicycle and pedestrian flow) and a future proposed sidewalk (from the Town's 2021 Comprehensive Plan Update).

There was no landscape plan in the packet and the Board expressed concern about how much of the current vegetation (i. e. trees) would remain after the project's completion as well as any addition of new vegetation and/or berms.

The Board notes tonight's Town Zoning Board of Appeals (ZBA) meeting in the Town Hall which is meeting at the same time as this Board's meeting. The ZBA will be addressing two zoning variance requests associated with this project and it is unknown what actions were to be taken by this Board.

Ms. Boyd states that this project is scheduled as an agenda item at the next Planning Board meeting on Wednesday August 3, 2022 at the Town Hall.

The Board has no comment at this time on this application.

3. EAF (Environmental Assessment Form)-Siranni Parcel-Hook Road Project

Ms. Boyd described this residential project to the rest of the Board. It is located on the west side of Hook Road south of Allen Padgham Road and north of Green Road. The parcel's elevation is relatively level and its acreage contains 1.5 acres (of which 0.5 acres would be developed. The proposed residence would be a two-story (single) family residence with an attached garage (1,650 total square feet), a very long driveway and a septic system. Ms. Fox asked Ms. Boyd if the project would use well as its water supply. Ms. Boyd checked the site map and stated that the residence would use the public water lines. Ms Fox also commented that the project was a good fit for the neighborhood after looking at an on-line aerial site photograph. Ms. Boyd also mentioned that there was a protected topsoil pile adjacent to and southeast of the proposed residence. Mr. Hannan also agrees with the other Board members' comments. There was no available landscape plan yet in the materials provided to the Board.

The Board has no comment at this time on this application.

OLD BUSINESS: None.

NEW BUSINESS: See below.

Open Space Index (OSI) Inventory Project:

1. With the OSI materials that were provided by Mr. Brand, Ms. Boyd distributed them via email to the other Board members.
2. Ms. Boyd explained to the Board this project's scope and some of the various issues associated with it. The current OSI needs to be updated with new developed guidelines by the current CB using on-line internet technology and Town resources for this update and any future ones. There will be an emphasis on, accuracy, time management, consistent term usage (NYS, County, & Town), an improved parcel list with additional information, and minimal drive time to check certain parcels out (gas situation), etc..
3. Ms. Fox suggested that this project's current deadline, December 31, 2022, may not be feasible at this time due to recent national events (Covid gas situation), recent Board membership turnover, current Board members' time constraints, and the project's scope. She also suggested that the final report should be scheduled for sometime in mid-2023 and instead an interim report should be given. The rest of the Board agreed on this suggestion but it needs to be further investigated.
4. Ms. Boyd stated she has a vacant parcel list with approximately 806 entries that the Board needs to update. She suggested that this list be divided among the Board membership to see if there it was any status change. This list has many column title headings that the Board needs to become familiar with their definitions (i. e. property class codes). She also said that the form needs to be updated. Ms. Fox made some suggestions for modifying this form (i. e. add columns for new information).
5. Ms. Boyd made a random check of the first five parcels on this list and their status had changed since 2011.
6. Ms. Fox suggested a random 50-parcel check on this list using the various suggestions made in the meeting. She will start this check tomorrow morning (Tuesday July 26, 2022).
7. Ms. Boyd will follow up with some of the meeting item issues with Mr. Brand.

ANNOUNCEMENTS:

1. The next monthly Board meeting is scheduled for Monday August 22, 2022, 7:00 PM, at the Town Hall.

ADJOURNMENT:

1. The meeting was adjourned at 8:00 PM.
2. The Board exited the Town Hall through its locked front doors at 8:05 PM. The locked doors were rechecked again once the Board was outside the building.

Respectfully submitted,
Tim Hannan, Clerk Pro Tempore