

## CONSERVATION BOARD

APRIL 23, 2018

### MEMBERS:

Sue Hilton, Chairman  
Matt Chafer  
Chris Baldwin  
Kim Boyd  
Jody Binnix  
Pat Murphy (absent)  
Robert Kalbach (absent)

The meeting began at 7:00 PM.

### MINUTES:

Ms. Boyd made a motion to approve the February 26, 2018 minutes, seconded by Mr. Chaffer. All present members voted “aye” to approve.

No meeting was held for March 2018.

### FARMINGTON TOWN CODE:

The Conservation members discussed the Farmington Town Code book and that the Conservation Board is not currently a part of this book. There will be a new chapter added to this book defining the roles and responsibilities of this board. Ms. Hilton said that she will ask about the length of a member’s term.

The Conservation members reviewed the following Planning Board applications:

- A. Preliminary application, 5106 Rushmore Road, Farmington. Subdivide 2.6 acres; build a two story, 2,000 sq. ft. single family home.

The Conservation members had the following comment:

1. They question the irregular shaped lot.

- B. Preliminary Site Plan approval, Hook Road. Empire North Project, Farmington Compressor Station.

The Conservation members had the following comment:

Section P of document shows the building is elevated 7 ½ feet off the ground, why is this? The rendering doesn’t show this.

- C. Hathaway Corners, Incentive Zoning Concept Plan.

The Conservation members had the following comments:

1. This plan is very congested.
2. The entrance to the cul-de-sac should line up to the entrance of Tudor Way.
3. Is the play ground area large enough for a development of this size?
4. Is the homeowners association able to conform to the towns regulations for snow removal on private roads?

**D.** Concept Plan, 1600 Rochester Road (Rte 332) behind post office parcel, add retail stores, storage buildings, and town homes.

The Conservation members had no comment.

**E.** Meyer's RV Superstore of Farmington, Mertensia Road and Rte 96. (former Heritage Motors site) zoned commercial, no variances needed, will replace current building.

The Conservation members had the following comments:

1. They like that the curb cuts are being eliminated and that the entrance is lining up with the entrance of Tops Grocery Store on Rte 96.
2. They would like to see if permeable pavers could be used.
3. Some greenery and plants added to the site would look nice.

**F.** Incentive Site Plan, Tops Grocery Store.

The Conservation members had the following comment:

1. The gas station should not be near the main road as it is not aesthetically pleasing.

**G.** Conceptual Development Sketch, Farmington Garden Apartments. Rte 96 and Rte 332, Lefrois Builders, 278 apartment units.

The Conservation members had the following comment:

1. Where does the main access road come out relative to the Market Center Plan?
2. Where is there any play area (play ground) for so many apartments?
3. Trail and recreation facility would be nice.
4. Sidewalk should be brought all the way to Mertensia Road.
5. Landscaping is needed.

**H.** Concept Plan, Rte 332 and Beaver Creek. Plan to include fast food restaurants, hotel, and medical building. Entrance is located across from Mercier Blvd. and Beaver Creek Road.

Farmington Planning Board as completed parts 2 & 3 of SEQR, plan still needs to go in front of the Farmington Zoning Board.

The Conservation members had no comment.

Ms. Boyd made a motion to adjourn the meeting at 9:00, seconded by Mr. Chaffer.

**THE NEXT MEETING WILL BE HELD ON MONDAY, MAY 21, 2018, 7:00 PM**

Mary Richter, Clerk of the Board recorded the minutes.