

Town of Farmington

1000 County Road 8
Farmington, New York 14425

PLANNING BOARD
Wednesday, April 18, 2018, 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.

Board Members Present: Edward Hemminger, *Chairperson*
Adrian Bellis
Shauncy Maloy
Mary Neale
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
Dan Delpriore, Town of Farmington Code Enforcement Officer
Don Giroux, Town of Farmington Highway Superintendent
John Weidenborner, Assistant Chief, Farmington Volunteer Fire Association

Applicant Present:
Kip Finley, P.E., Director of Development, Indus Hospitality Group, 950 Panorama Trail South, Rochester, N.Y. 14625
Tim Lawless, American Properties of WNY, LLC (American Equipment, LLC), 6112 Collett Road, Farmington, N.Y. 14425
Jett Mehta, President, Indus Hospitality Group, 950 Panorama Trail S., Rochester, N.Y. 14625
J. Lincoln (Link) Swedrock, P.E., BME Associates, 10 Lift Bridge Lane East, Fairport, N.Y. 14450
Matt Tomlinson, CPESC, Marathon Engineering, 39 Cascade Drive, Rochester, N.Y. 14614
Harry Wells, American Properties of WNY, LLC (American Equipment, LLC), 6112 Collett Road, Farmington, N.Y. 14425

Residents Present:
Gerald A. Bloss, 81 Gannett Road, Farmington, N.Y. 14425
Davsha and Rajesh K. Patel, 6001 Route 96, Farmington, N.Y. 14425

1. MEETING OPENING

The meeting was called to order at 7:00 p.m. After the Pledge of Allegiance was recited. Mr. Hemminger introduced the Planning Board members and staff, explained the emergency evacuation procedures and noted that copies of the evening’s agenda were available on the table at the door. He also asked everyone to set his or her cell phone on silent mode.

Mr. Hemminger said the meeting would be conducted according to the Rules of Procedure approved by the Planning Board on March 7, 2018.

2. APPROVAL OF MINUTES OF MARCH 21, 2018

■ A motion was made by MS. NEALE, seconded by MR. BELLIS, that the minutes of the March 21, 2018, meeting be approved.

Motion carried by voice vote. Mr. Hemminger abstained due to his absence from the meeting on March 21, 2018.

3. CONTINUED PUBLIC HEARING: TWO-LOT PRELIMINARY SUBDIVISION

PB #1202-17 Continued Two-Lot Preliminary Subdivision Application

Name: Indus Hospitality Group/Indus Real Estate II, LLC;
950 Panorama Trail S., Rochester, N.Y. 14625

Location: Lands located behind 1301 State Route 332 (KFC Restaurant)

Zoning District: GB General Business

Request: Two-Lot Preliminary Subdivision Plat approval to create Lot #R-2 consisting of 1.452 acres and Lot #R-3 consisting of 1.288 acres.

CONTINUED PUBLIC HEARING: SPECIAL USE PERMIT

PB #1203-17 Continued Special Use Permit Application

Name: Indus Hospitality Group/Indus Real Estate II, LLC;
950 Panorama Trail S., Rochester, N.Y. 14625

Location: Proposed Lot #R-3 located east of the KFC Restaurant at 1301 State Route 332

Zoning District: GB General Business

Request: Special Use Permit approval to allow a motel according to Article VI, Chapter 165-73 of the Farmington Town Codes. The applicant wishes to construct a three-story Microtel Hotel with 60 rooms and related site improvements.

CONTINUED PUBLIC HEARING: SPECIAL USE PERMIT

PB #1204-17 Continued Special Use Permit Application

Name: Indus Hospitality Group/Indus Real Estate II, LLC;
950 Panorama Trail S., Rochester, N.Y. 14625

Location: Proposed Lot #R-2 located north of the KFC Restaurant at 1301 State Route 332

Zoning District: GB General Business

Request: Special Use Permit approval to allow a fast-food restaurant according to Article VI, Chapter 165-69 of the Farmington Town Codes. The applicant wishes to construct a 2,100-square-foot Taco Bell Restaurant.

CONTINUED PRELIMINARY SITE PLAN

PB #1205-17 Continued Preliminary Site Plan Application

Name: Indus Hospitality Group/Indus Real Estate II, LLC;
950 Panorama Trail S., Rochester, N.Y. 14625

Location: East and north of the KFC Restaurant at 1301 State Route 332

Zoning District: GB General Business

Request: Preliminary Site Plan approval to construct a three-story Microtel Hotel with 60 rooms and a 2,100-square-foot Taco Bell Restaurant

Mr. Hemminger concurrently reconvened the following Public Hearings which were opened on December 6, 2017; and continued on January 3, 2018, February 14, 2018; February 21, 2018; and March 7, 2018:

- PB #1202-17 (Indus Hospitality Group Two-Lot Preliminary Subdivision)

- PB #1203-17 (Indus Hospitality Group Special Use Permit for a hotel)
- PB #1204-17 (Indus Hospitality Group Special Use Permit for fast-food restaurant)

Mr. Hemminger concurrently resumed the discussion on the following application which also began on December 6, 2017; and continued on January 3, 2018, February 14, 2018; February 21, 2018; and March 7, 2018:

- PB #1205 (Indus Hospitality Group Preliminary Site Plan application)

On March 7, 2018, the Planning Board approved the State Environmental Quality Review (SEQR) determination of non-significance for PB #1202-17, PB #1203-17, PB #1204-17 and PB #1205-17; and approved the SEQR determination of non-significance for the applicant's eight Area Variance applications which were pending before the Zoning Board of Appeals (ZBA), as follows: ZB #0701-17 through ZB #0708-17.

On March 19, 2018, ZBA approved the following eight Area Variance applications:

- ZB #0701-17: Area Variance for 140 parking spaces (191 are required by the Town Code)
- ZB #0702-17: Area Variance for side setback of 22 feet (minimum of 30 feet is required by Town Code)
- ZB #0703-17: Area Variance for lot width of 15 feet (minimum of 150 feet is required)
- ZB #0704-17: Area Variance for front setback of 20 feet (minimum of 50 feet is required by Town Code)
- ZB #0705-17: Area Variance to create a parcel without direct access to a mapped street
- ZB #0706-17: Area Variance for lot width of 15 feet (a minimum of 150 feet is required)
- ZB #0707-17: Area Variance for front setback of 30 feet (a minimum of 50 feet is required)
- ZB #0708-17: Area Variance to create a parcel without direct access to a mapped street

Mr. Tomlinson and Mr. Finley presented these applications. Mr. Mehta also attended.

Mr. Brand said that draft approval resolutions with conditions for each of the four Indus Hospitality Group (Indus) applications were prepared prior to this evening's meeting and had been sent to members of the Planning Board, to the Town staff, and to the applicant for review.

Mr. Tomlinson said that the plans have been amended to address the comments received at the Project Review Committee meeting on April 6, 2018, and to address the draft conditions of approval. He reviewed the amendments which included the redesign of the Taco Bell Restaurant parking and drive-through access, outdoor seating area, landscaping, lighting plans, and the stormwater management facility.

Mr. Tomlinson said that his firm conducted an off-site exploration to study the areas which are adjacent to the Indus property to determine the drainage flows from these areas onto the Indus property. He said that he is working with the Town Engineer to establish an agreement regarding the delineation of the overall drainage basin and to determine how drainage flows from this area onto the Indus property. He said that this work would also determine how drainage access to the outlet control will be accomplished.

Mr. Tomlinson explained that a portion of the stormwater management facility will be located on an adjacent parcel of land and that an easement from the property owner will be required. He also said that Indus will provide a slightly upsized outlet control pipe.

Mr. Finley reviewed the site plan upon which he sketched the amendments which are listed in the draft conditions of approval. He said that this sketch helped him visualize the effect of the conditions upon the plan.

He then referred to the draft resolution for the Preliminary Site Plan (PB #1205-17) and discussed several specific conditions, as follows:

Draft Condition #2 (c): The Taco Bell Restaurant has been relocated to allow for a minimum separation from the adjacent Dunkin' Donuts Restaurant of 15 feet.

Draft Condition #2 (d): The Taco Bell Restaurant outdoor seating area has been redesigned to provide traffic safety barriers for customers.

Draft Condition #2 (e): The middle driveway on the Taco Bell Restaurant site has been relocated further to the east to provide more separation between parking spaces for customers eating inside the restaurant and for those in line for the drive-through window service.

Draft Condition #2 (f): The easterly driveway on the Taco Bell Restaurant site has been removed. Additional shared parking spaces with the Microtel Hotel will be provided within this area.

- Draft Condition #2 (g): The current driveway for the KFC Restaurant is to be closed and relocated further to the east on the site and opposite the relocated exit for the Taco Bell Restaurant.
- Draft Condition #2 (h): Cross-access easements will be provided to enable hotel guests to park on the adjacent Indus parcels. Mr. Hemminger requested that the easements are to run with the property to assure an adequate number of parking spaces in the event that one or more of the parcels are sold in the future. Mr. Finley confirmed that the easements will run with the land.
- Draft Condition #2 (i): The Taco Bell Restaurant and Microtel Hotel will share a dumpster. Mr. Hemminger requested that adequate screening be provided. Mr. Finley said that screening will be provided. He also noted that a new dumpster enclosure was installed on the KFC Restaurant site several years ago.
- Draft Condition #2 (j): Mr. Finley asked for clarification on this condition regarding the on-site driveway from the southeast corner of the KFC Restuarnat site onto and across the front of the Microtel Hotel site, and connecting to the asphalt driveway to be installed on the Taco Bell Restaurant site. Mr. Brand explained that the purpose of this condition is to provide fire-apparatus access to both ends of the Microtel Hotel.
- Draft Condition #2 (l): Mr. Finley requested that this condition be amended to read that the striping of the pedestrian crosswalk and vehicle stop line as approved by the New York State Department of Transportation be installed prior to the issuance of Certificates of Occupancy on any of the three lots. There were no objections to this request from the Planning Board or the Town staff.
- Draft Condition #2 (n): Mr. Finley explained that separate signs for each use (Taco Bell Restaurant, KFC Restaurant and Microtel Hotel) are required by the Town Code. Mr. Brand said that he would prefer to have one sign depicting the logos of all three businesses. Mr. Finley requested that this condition be removed from the draft resolution. Mr. Hemminger said that Mr. Finley may submit a separate sign application at a later date.

Mr. Brand then discussed the NYS Route 332/Beaver Creek Road Incentive Zoning Project which was submitted to the Town today (April 18, 2018) by the DDS Companies on behalf of Doma 332, the owner of two parcels of land (a total of 22.22 acres) on the east

side of State Route 332 and south of the Indus property. The applicant will appear before the Town Board on April 24, 2018, to request an amended Incentive Zoning for a mixed commercial use development which will not include townhomes or apartments. Mr. Brand said proposed amenities include a public road connection between Beaver Creek Road and State Route 332; sidewalks; a 12-inch water main to be installed as part of the public roadway improvements between Beaver Creek Road and State Route 332; and improvements to the State Route 332/Mercier Boulevard intersection based upon New York State Department of Transportation requirements and in partnership with adjacent property owners.

Mr. Brand said that this proposed project would enhance the Indus project by improving the visibility of the Indus parcels from State Route 332.

Mr. Mehta discussed Mr. Brand's proposal for a single sign for the KFC Restaurant, Taco Bell Restaurant and Microtel Hotel. He said that it would be more practical for Indus to have a common sign for the new Taco Bell Restaurant and Microtel Hotel businesses. This would avoid having to receive reapproval from the KFC headquarters for a new corporate sign.

Mr. Finley said that the existing KFC Restaurant sign will be relocated with landscaping to a position farther to the south on the lot. He noted that the full support of the Zoning Board of Appeals would be needed to have more than one business name on a sign. Otherwise, he said, the site plan would revert to having three individual signs to comply with the current Town Code requirements.

Mr. Brand said that the Ontario County Planning Board message is to minimize the number of individual advertising signs State Route 332.

Mr. Finley said that Indus would consider going through the Area Variance application process to combine the Taco Bell Restaurant and Microtel Hotel signs onto one sign. Mr. Hemminger said that the Planning Board would support this Area Variance application and that this support would be noted in the minutes of this meeting.

Mr. Finley then requested that Draft Condition #2 (n) be removed from the draft Preliminary Site Plan resolution and that the minutes reflect that the Planning Board has directed Indus to submit an Area Variance application to the Zoning Board of Appeals to have the Taco Bell Restaurant and Microtel Hotel signs on one sign. It was the consensus of the Planning Board and the Town staff that Draft Condition #2 (n) be removed.

Mr. Finley asked about the NYS Route 332/Beaver Creek Road Incentive Zoning Project. Mr. Brand said that he made it clear to the developer that there can be no access into this project from the Indus property. He said that Indus would benefit from this project by having an easement for access to the future State Route 332/Mercier Boulevard signalized intersection and by having access from the Indus site to Beaver Creek Road.

Mr. Tomlinson discussed the proposed access gate and the installation of crushed stone along the emergency-vehicle access driveway from Beaver Creek Road to an existing sewer line on the Indus property. He said that the topsoil which is currently atop the sewer line on the Indus property would be removed.

Mr. Delpriore said that all of the Building Department recommendations on these applications have been reported to Mr. Brand and have been addressed.

Mr. Brabant confirmed that MRB Group is continuing to work with Mr. Tomlinson on the stormwater management facility and that there are no further issues at this time.

Assistant Chief Weidenborner noted for the record that he would prefer revised entrance and exit lanes onto State Route 332 but that the New York State Department of Transportation decisions have taken precedence regarding this issue. He said that the fire department would welcome having the emergency-vehicle access to the Indus property from Beaver Creek Road.

Mr. Hemminger asked if anyone in attendance wished to speak for or against the applications. There were no comments from those in attendance.

■ A motion was made by MS. NEALE, seconded by MR. BELLIS, that the Public Hearings on PB #1202-17, PB #1203-17 and PB #1204-17 be closed.

Motion carried by voice vote. The Public Hearings on PB #1202-17, PB #1203-17 and PB #1204-17 were closed.

Board deliberations:

Mr. Viets requested that color elevation renderings of the Taco Bell Restaurant and Microtel Hotel be provided prior to Planning Board consideration of the Final Site Plan application. He also requested a color rendering to depict how the designs of the structures on the three Indus parcels would tie together.

Ms. Neale and Mr. Bellis also requested color renderings of the Taco Bell Restaurant and Microtel Hotel, and an overall rendering of the site to enable the board members to have a better visualization of the entire development.

Mr. Finley and Mr. Tomlinson displayed a color rendering of a Taco Bell Restaurant and a photograph of the Microtel Hotel in Geneva, N.Y. Mr. Finley said that the Farmington Microtel Hotel would be of a similar design with bricks and cream-color siding.

Mr. Finley described the construction of the Taco Bell Restaurant which will include gray and off-white stucco with backlit panels and exterior lighting.

Ms. Neale said that she would like to see a closer match of the colors of the structures than what has been shown at the meeting this evening. She again requested additional

color renderings of the individual structures and the entire site to provide a better visualization of the development. Mr. Finley said that the design and colors of the Farmington Taco Bell Restaurant would be similar to the Taco Bell Restaurant locations in Penn Yan, N.Y., and Dansville, N.Y. Mr. Mehta said that photographs would be provided to the board.

Mr. Bellis said that he was pleased to see the revisions to the internal driveways which will provide better vehicle flow on the properties. He also expressed support for having two business names on one sign. Mr. Finley noted that separate signs have been proposed on the Preliminary Site Plan to comply with the current Town Code requirements.

There were no further comments or questions on the applications from members of the Planning Board.

Mr. Hemminger then asked the clerk to read aloud the conditions of approval from the following complete resolution:

**FARMINGTON PLANNING BOARD RESOLUTION
PRELIMINARY RE-SUBDIVISION PLAT APPROVAL, LOTS #R-1, #R-2 AND #R-3
INDUS REAL ESTATE II, LLC SUBDIVISION TRACT**

PB #1202-17

**APPLICANT: Indus Hospitality Group, 950 Panorama Trail S.,
Rochester, N.Y. 14625**

**ACTION: Preliminary Re-Subdivision Plat Application for the creation
of three (3) new parcels of land located east of State Route 332
and south of State Route 96**

WHEREAS, the Town of Farmington Planning Board (hereinafter referred to as the Board) has reopened the continued Public Hearing upon this application from the March 7, 2018 meeting; and

WHEREAS, the Board has reviewed and given consideration to the Town of Farmington Zoning Board of Appeals resolutions, dated March 19, 2018, Files ZB 0701-17 through ZB 0708-17; and

WHEREAS, the Town of Farmington Planning Board (hereinafter referred to as the Board) has reviewed the criteria, under Part 617.5 (c) of the State Environmental Quality Review (SEQR) Regulations, making a determination of non-significance upon the proposed Action classified as an Unlisted Classification; and,

WHEREAS, the Board has reviewed the Ontario County Planning Board Referral Number 212.1-2017, dated November 8, 2017; and

WHEREAS, the Board has given consideration to the public comment entered into the public hearing record.

NOW, THEREFORE, BE IT RESOLVED THAT the Board does hereby grant Preliminary Re-Subdivision Plat Approval upon the above referenced Action, with the following conditions:

1. Preliminary Re-Subdivision Plat Approval is based upon the drawing prepared by Madge Land Surveying, P.C., entitled “Preliminary Subdivision Map, Lots 1, 2 and 3, Indus Real Estate II, LLC,” as is further amended in compliance with these conditions of approval.
2. All comments contained in the November 30, 2017 letter from Lance S. Brabant, CPESC, Director of Planning Services, MRB Group, D.P.C., are to be addressed in writing. Any comments requiring changes to the submitted drawing are to be addressed before the Town Engineer’s signing the Preliminary Re-Subdivision Plat Map.
3. The Title of the drawing is to be amended to read: “Preliminary Re-Subdivision Plat Map of Lots #R-1, #R-2 and #R-3 Indus Real Estate II, LLC.”
4. Lots #1, #2 and #3 are to be renumbered Lots #R-1, #R-2 and #R-3.
5. There is to be a note added to the drawing that reads: “Prior to the issuance of Building Permits for either Lot #R-1, #R-2, or #R-3, site plan applications are to be submitted to the Planning Board for review and approval.”
6. Once these conditions of Preliminary Re-Subdivision Plat Approval have been made then one copy of the amended map is to be submitted to the Town’s Code Enforcement Officer for his review and acceptance of these conditions being shown. Upon his acceptance, the applicant is to submit three (3) additional paper prints for signing. If additional copies of the Preliminary Re-Subdivision Plat Map are needed by the Applicant, then the additional number is to be provided at the time of signing.
7. Once the Preliminary Re-Subdivision Plat Maps have been signed, then the applicant may submit application for Final Re-Subdivision Plat Approval. At that time, such application will be placed upon the next available planning board agenda.

Mr. Hemminger asked Mr. Finley if he understood the resolution and agreed with the conditions. Mr. Finley requested that the title of the drawings as noted in Condition #3 be amended to reflect the designations of Lots #R-1, #R-2 and #R-3 for consistency with other references. He also asked about Condition #5. Mr. Brand explained this. Mr. Finley said that he had no other issues with the resolution.

■ A motion was made by MS. NEALE, seconded by MR. VIETS, that the preceding resolution be approved.

Adrian Bellis	Aye
Edward Hemminger	Aye
Shauncy Maloy	Aye
Mary Neale	Aye
Douglas Viets	Aye

Motion carried.

Mr. Hemminger then asked the clerk to read aloud the conditions of approval from the following complete resolution:

**FARMINGTON PLANNING BOARD RESOLUTION
SPECIAL USE PERMIT APPROVAL, LOT #R-3
INDUS REAL ESTATE II, LLC SUBDIVISION TRACT**

PB #1203-17

**APPLICANT: Indus Hospitality Group, 950 Panorama Trail S.,
Rochester, NY 14625**

**ACTION: Special Use Permit to allow a 60-room motel and related site
improvements on Lot #R-3 of the Indus Real Estate II, LLC
Re-Subdivision Plat**

WHEREAS, the Town of Farmington Planning Board (hereinafter referred to as the Board) has reopened the continued Public Hearing upon this application from the March 7, 2018 meeting; and

WHEREAS, the Board has reviewed and given consideration to the Town of Farmington Zoning Board of Appeals resolutions, dated March 19, 2018, Files ZB 0701-17 through ZB 0708-17; and

WHEREAS, the Town of Farmington Planning Board (hereinafter referred to as the Board) has reviewed the criteria, under Part 617.5 (c) of the State Environmental Quality Review (SEQR) Regulations, making a determination of non-significance upon the proposed Action classified as an Unlisted Classification; and,

WHEREAS, the Board has reviewed the Ontario County Planning Board Referral Number 212.1-2017, dated November 8, 2017; and

WHEREAS, the Board has given consideration to the public comment entered into the public hearing record.

NOW, THEREFORE, BE IT RESOLVED THAT the Board does hereby grant Special Use Permit Approval upon the above referenced Action, with the following conditions:

1. The special use permit excludes all of the accessory uses listed in Section 165-73. D. of the Town Code.
2. A cross access easement, to permit in perpetuity the shared private access to State Route 332, is to be filed in the Ontario County Clerk's Office. Said cross access easement is to permit access to State Route 332 for the Dunkin' Donuts site, as well as access for Lots #R-1, #R-2 and #R-3. A copy of the liber and page filing is to be provided to the Town Development Office.
3. There shall be no less than 140 on-site parking spaces provided for Lots #R-1, #R-2 and #R-3 to be shared by means of cross parking easements and used for the KFC Restaurant, the Taco Bell Restaurant and the Microtel Hotel. No Building Permit is to be issued until these cross-parking easements have been filed in the Office of the Ontario County Clerk and a copy of the liber and page filing placed in the Town Development Office.
4. The Special Use Permit is hereby issued for a 60-room motel to be located upon Lot #R-3 of this site, subject to a Final Site Plan approval by this board and filing thereof in the Town Development Office. No Building Permit shall be issued until this condition of approval has been satisfied.
5. The Special Use Permit is conditioned upon the motel owner maintaining any stockpiling of snow on Lots #R-2 and #R-3, in accordance with the condition of approval, by the Zoning Board of Appeals, March 19, 2018, File ZB #0701-17.
6. The number of required handicapped accessible parking spaces for a 60-room motel is to be provided on Lot #R-3 and may not be shared amongst the three separate lots.
7. The black topped area shown on the proposed site plan drawing for Lot #R-3, located in front of the proposed motel connecting to the paved area on Lot #R-1 (KFC Site), is to be installed within six months of the date of this special use permit approval.
8. The black topped area shown on the proposed site plan drawing for Lot #R-3, is to connect with the black topped areas on Lots #R-1 and #R-2 and is to extend to the south property line of Lot #R-3 in the area near the existing dumpster enclosure for Lot R-1, the KFC Site. In the future, when development is approved for the adjacent property to the south of Lot #R-3, a condition of this special use permit shall be that the property owner, at that time, shall file a cross access easement allowing access to and from the adjacent property to the south.

- 9. The stockpiled top soil located upon the sanitary sewer easement adjacent to Lot #R-3 is to be removed from this easement area within six months of the date of this special use permit approval. In addition, the crash gate shown on Drawing No. C1.0 is to be installed prior to the issuance of any Building Permit on either Lot #R-2, or #R-3. Finally, crushed stone is to be installed from the east property line to the blacktopped area for Lot #R-3, thereby providing a more durable surface for emergency vehicle access.

Mr. Hemminger asked Mr. Finley if he understood the resolution and agreed with the conditions. Mr. Finley said that he understood the resolution and agreed with the conditions.

■ A motion was made by MR. BELLIS, seconded by MR. VIETS, that the preceding resolution be approved.

Adrian Bellis	Aye
Edward Hemminger	Aye
Shauncy Maloy	Aye
Mary Neale	Aye
Douglas Viets	Aye

Motion carried.

Mr. Hemminger then asked the clerk to read aloud the conditions of approval from the following complete resolution:

**FARMINGTON PLANNING BOARD RESOLUTION
SPECIAL USE PERMIT APPROVAL, LOT #R-2
INDUS REAL ESTATE II, LLC SUBDIVISION TRACT**

PB #1204-17

**APPLICANT: Indus Hospitality Group, 950 Panorama Trail S.,
Rochester, N.Y. 14625**

ACTION: Special Use Permit to allow a fast food restaurant with drive-through window service and related site improvements on Lot #R-2 of the Indus Real Estate Re-Subdivision Plat

WHEREAS, the Town of Farmington Planning Board (hereinafter referred to as the Board) has reopened the continued Public Hearing upon this application from the March 7, 2018, meeting; and

WHEREAS, the Board has reviewed and given consideration to the Town of Farmington Zoning Board of Appeals resolutions, dated March 19, 2018, Files ZB 0701-17 through ZB 0708-17; and

WHEREAS, the Town of Farmington Planning Board (hereinafter referred to as the Board) has reviewed the criteria, under Part 617.5 (c) of the State Environmental Quality Review (SEQR) Regulations, making a determination of non-significance upon the proposed Action classified as an Unlisted Classification; and,

WHEREAS, the Board has reviewed the Ontario County Planning Board Referral Number 212.1-2017, dated November 8, 2017; and

WHEREAS, the Board has given consideration to the public comment entered into the public hearing record.

NOW, THEREFORE, BE IT RESOLVED THAT the Board does hereby grant Special Use Permit Approval upon the above referenced Action, with the following conditions:

1. Section 165-69. E. (1) requires the minimum distance of any driveway for a drive-in and fast food restaurant to a property line shall be 15 feet. The driveway between Dunkin' Donuts property line and the proposed Taco Bell drive through window service is showing a 10-foot separation. This separation is to be increased to 15 feet.
2. There shall be no less than 140 on-site parking spaces provided for Lots #R-2 and #R-3 to be shared by means of cross parking easements to be used for the proposed Taco Bell Restaurant and the Microtel. No Building Permit is to be issued until this cross-parking easement has been filed in the Office of the Ontario County Clerk and a copy of the liber and page filing placed in the Town Development Office.
3. The Special Use Permit is hereby issued for a fast food type restaurant with drive-through window service to be located upon Lot #R-2, subject to a Final Site Plan approval by this board and filing thereof in the Town Development Office. No Building Permit shall be issued until this condition of approval has been satisfied.
4. The Special Use Permit is further conditioned upon all of the conditions of approval granted by the Town Zoning Board of Appeals, dated March 19, 2018, File #0702-17.
5. The outdoor eating area is to be redesigned to prevent persons from leaving the area and wandering into traffic, both on-site and adjacent driveways.

Mr. Finley discussed Condition #4 regarding the applicant's choice of installing a fence or landscape plantings between the Taco Bell Restaurant driveway aisle and the adjacent Dunkin' Donuts property. He said that shrubs would be planted in this area.

■ A motion was made by MS. NEALE, seconded by MR. MALOY, that the preceding resolution be approved.

Adrian Bellis	Aye
Edward Hemminger	Aye
Shauncy Maloy	Aye
Mary Neale	Aye
Douglas Viets	Aye

Motion carried.

Mr. Hemminger then asked the clerk to read aloud the conditions of approval from the following complete resolution:

**FARMINGTON PLANNING BOARD RESOLUTION
PRELIMINARY SITE PLAN APPROVAL, LOTS #R-1, #R-2 AND #R-3
INDUS REAL ESTATE II, LLC SUBDIVISION TRACT**

PB #1205-17

APPLICANT: Indus Hospitality Group, 950 Panorama Trail S., Rochester, N.Y. 14625

ACTION: Preliminary Site Plan Application for a fast food restaurant with drive-through window service on Lot #R-2; a 60-room 3-story Microtel Hotel on Lot #R-3; and amendment to the site design plan on Lot #R-1, for a Kentucky Fried Chicken fast food restaurant with drive-through window service

WHEREAS, the Town of Farmington Planning Board (hereinafter referred to as the Board) has reconvened the continued public meeting upon this application from the March 7, 2018, meeting; and

WHEREAS, the Board has reviewed and given consideration to the Town of Farmington Zoning Board of Appeals resolutions, dated March 19, 2018, Files ZB 0701-17 through ZB 0708-17; and

WHEREAS, the Town of Farmington Planning Board (hereinafter referred to as the Board) has reviewed the criteria, under Part 617.5 (c) of the State Environmental Quality Review (SEQR) Regulations, making a determination of non-significance upon the proposed Action classified as an Unlisted Classification; and,

WHEREAS, the Board has reviewed the Ontario County Planning Board Referral Number 212.1-2017, dated November 8, 2017; and

WHEREAS, the Board has given consideration to the public comment entered into the public hearing record.

NOW, THEREFORE, BE IT RESOLVED THAT the Board does hereby grant Preliminary Site Plan Approval upon the above referenced Action, with the following conditions:

1. Preliminary Site Plan Approval is based upon the filing of the Final Re-Subdivision Plat Approval of the drawing prepared by Madge Land Surveying, P.C., to be entitled “Final Re-Subdivision Plat Map, Lots #R-1, #R-2 and #R-3, Indus Real Estate II, LLC,” as may be further amended by the Town Planning Board under separate application.
2. The following changes to the Drawing No. C1.0, entitled “Layout Plan,” having the latest revised date of 3/28/18, prepared by Marathon Engineering, are hereby required:
 - (a) All conditions of approval for the Special Use Permit, for the Microtel Hotel, File #PB 1203-17, dated April 18, 2018, are to be reflected upon revised drawings.
 - (b) The title of the drawing is to be amended to read: “Preliminary Site Plan, Lots #R-1, #R-2 and #R-3 Indus Real Estate II, LLC.”
 - (c) The exit driveway from the drive through window for the Taco Bell Restaurant Site (Lot #R-2) is to be relocated five feet to the east so as to provide a minimum separation from the adjacent Dunkin’ Donuts Restaurant of 15 feet.
 - (d) The proposed “outdoor seating area” for the Taco Bell Restaurant Site (Lot #R-2) is to be redesigned to provide a physical barrier between this eating area, the drive through window service and the five-foot-wide concrete sidewalk that is shown across the frontage of this site. Adequate bollards are to be installed between the sitting area and any adjacent automobile areas.
 - (e) The middle driveway on the Taco Bell Restaurant Site (Lot #R-2) is to be relocated further to the east to provide more separation between parking spaces for customers eating inside the restaurant and those in-line for the drive through window service. Relocating the driveway will provide more stacking of drive through vehicles and reduce the blocking of vehicles as is associated with the current design.
 - (f) The easterly driveway on the Taco Bell Restaurant Site (Lot #R-2) is to be eliminated and additional parking spaces are to be provided within this area which will be shared with the proposed Microtel hotel on Lot #R-3 of

this project. The additional parking spaces in this area will be closer to the Microtel Building than those currently shown.

- (g) The current driveway for the KFC Restaurant Site (Lot #R-1), is to be closed and relocated further to the east on the site and opposite the relocated exit for the Taco Bell Restaurant on Lot #R-2. Additional on-site parking for the KFC Restaurant will be considered in the area of the original entrance/exit to the building. Pavement markings within this area are to be one way directing all drive through window service traffic around the building. All on-site parking spaces are to be compliant with the Town's double striping requirements.
- (h) A cross access easement for the existing KFC Restaurant Site (Lot #R-1) and the exit lane located in the southeast corner of this site across the frontage of Lot #R-3 is to be filed providing continued use of this area between the two proposed lots (Lot #R-1 and #R-3). This easement is to be filed prior to the issuance of any Building Permits on Lots R-1, R-2 and R-3.
- (i) The dumpster for the KFC Restaurant (Lot #R-1) is to be relocated to the west off-from Lot #R-3. The area currently shown as being used for the existing enclosure for the KFC and snow storage for the proposed Microtel Hotel is to be maintained as lawn area and in the future a paved access connection to the adjacent property to the south is to be installed prior to the issuance of any Building Permit for Lot #R-3.
- (j) The site plan drawing is to show the pavement of on-site drive from the southeast corner of the KFC site (Lot #R-1) onto and across the front of the Microtel Hotel site (R-3) and connecting to the asphalt driveway being installed as part of the Taco Bell fast food restaurant (Lot #R-2).
- (k) The five-foot-wide concrete sidewalk shown on the drawing across the Route 332 frontage is to run across the entire frontage of Lot #R-1 to the south property line.
- (l) Pedestrian cross walk and vehicle stop line with striping as approved by the State Department of Transportation, is to delineate entrance and exit lanes, with turning arrows, and are to be installed as a condition of approval prior to the issuance of Certificates of Occupancy on any of the three lots.
- (m) Additional landscaping details are to be shown for all future commercial speech sign locations.

- (n) The proposed relocation of the KFC Pylon Sign is to provide additional landscaping around the base of this sign. All sign landscaping details are to be shown on revised drawings.
- 3. All comments contained in the November 30, 2017 letter from Lance S. Brabant, CPESC, Director of Planning Services, MRB Group, D.P.C., are to be addressed in writing. Any comments requiring changes to the submitted drawing are to be addressed before the Town Engineer’s signing the Preliminary Re-Subdivision Plat Map.
- 4. Lots #1, #2 and #3 are to be renumbered Lots #R-1, #R-2 and #R-3.
- 5. There is to be a note added to the drawing that reads: “Prior to the issuance of Building Permits for either Lot #R-1, #R-2, or #R-3, final site plan applications are to be submitted to the Planning Board for review and approval.”
- 6. Once these conditions of Preliminary Site Plan Approval have been made then one copy of the amended map is to be submitted to the Town’s Code Enforcement Officer for his review and acceptance of these conditions being shown. Upon his acceptance, the applicant is to submit three (3) additional paper prints for signing. If additional copies of the Preliminary Re-Subdivision Plat Map are needed by the Applicant, then the additional number is to be provided at the time of signing.
- 7. Once the Preliminary Site Plan Maps have been signed, then the applicant may submit application for Final Site Plan Approval. At that time, such application will be placed upon the next available planning board agenda.

Mr. Hemminger asked Mr. Finley if he understood the resolution and agreed with the conditions. Mr. Finley asked that it be confirmed that Draft Condition 2 (l) has been amended to replace “Building Permits” with “Certificates of Occupany.” Mr. Hemminger confirmed that this amendment has been made. Mr. Finley said that he had no further issues with the draft resolution.

■ A motion was made by MR. MALOY, seconded by MR. BELLIS, that the preceding resolution be approved.

Adrian Bellis	Aye
Edward Hemminger	Aye
Shauncy Maloy	Aye
Mary Neale	Aye
Douglas Viets	Aye

Motion carried.

4. SKETCH PLAN INFORMAL DISCUSSION

Name:	American Properties of WNY, LLC (American Equipment, LLC)
Location:	6112 Collett Road
Zoning District:	GB General Business, MTOD Major Thoroughfare Overlay District
Request:	Informal Discussion of a proposed 18,150±-square-foot one-story maintenance building and a possible 2,000-square-foot building addition

Mr. Swedrock from BME Associates presented this application. Mr. Wells and Mr. Lawless from American Equipment, LLC also attended.

Mr. Swedrock described the proposed project as follows:

The proposal is to construct an 18,150±-square-foot one-story maintenance building and a possible 2,000-square-foot building addition. The proposal also includes nine truck bays and 34 parking spaces for employees, customers and guests. Access is proposed from the existing private drive serving American Equipment. A common access and utility easement is proposed for both parcels.

The property is zoned GB (General Business) and MTOD (Major Thoroughfare Overlay District). The proposed development will meet all the setback and bulk standards for lot coverage, access, landscaping and parking requirements.

A proposed sanitary sewer lateral will be extended from the existing sanitary sewer on the northeast portion of the property with an oil/water separator proposed for the maintenance building. A new combined domestic and fire water service will connect to the existing water main located along the private drive to serve the proposed building and fire suppression system building.

The overall Preliminary and Final plans will also include a comprehensive stormwater management plan to meet the current NYSDEC regulations for water quantity and quality; as well as landscaping and lighting improvements proposed with the site development.

Mr. Wells said that American Equipment was established in 2002 in Fairport, N.Y., and relocated to Farmington in 2004. He said that the company now has 25 employees with plans to increase the staff to 30 employees, and has sales of approximately \$15 million per year. Mr. Wells said that domestic and foreign equipment are sold, that the facility is shared by Villager Construction, and that no special signage is required. He said that exterior lighting and landscaping would be installed as recommended by the Town and that

the possible 2,000-square-foot building addition would be used for office space and not for retail sales.

Mr. Brand requested that access driveways of adjacent properties be shown on the site plan to demonstrate the relationship of these driveways to the American Equipment driveway. He also requested that the parking lot configuration be shown on the site plan for the Planning Board's review of onsite traffic flow.

Mr. Swedrock said that 34 parking spaces are proposed and that there would be a paved access into truck bays. Mr. Brand requested that these be shown on the site plan.

Mr. Brand discussed the Town's sign regulations and informed Mr. Swedrock and Mr. Wells that the existing billboards which are visible from State Route 332 on the west side of the property must be removed in order for the Planning Board to consider the approval of the site plan. Mr. Wells said that American Equipment owns the billboards and has a lease agreement with Lamar Outdoor Advertising. Mr. Brand said that the Town Code does not permit billboards. Mr. Wells asked if the billboards may remain in place until the expiration of the current lease agreement. Mr. Brand said that the Town would work with American Equipment regarding this issue.

Mr. Wells said that the purpose of the new maintenance building is to provide a safer work environment for employees with improved lighting, radiant floor heating and other improvements designed to continue the high morale of the employees and have a facility of which everyone can be proud.

Mr. Delpriore requested that the easements be clearly shown on the site plan and that the water main serving the new building be sized for domestic water use and fire suppression sprinklers.

Mr. Giroux discussed the aesthetics of the western portion of the property which will be visible to motorists on State Route 332. He noted that this portion of the Town is known as the "Gateway to the Finger Lakes" directly off the New York State Thruway and requested that consideration be given to the aesthetics of the new building and the property. Mr. Wells said that they would minimize the impact of the new building as much as possible with landscaping and trees.

Mr. Brabant asked if a new lot is proposed for the possible 2,000-square-foot building. Mr. Swedrock said that a new lot is not proposed but that the building site is being shown for possible future construction. Mr. Brabant requested that Mr. Swedrock review the area of the possible new building to assure that it will be large enough to accommodate the structure. He also noted that cross-access easements may be required. He requested that Mr. Swedrock consider the location of landscape plantings now to avoid them having to be removed in the future if the additional structure is built.

Mr. Brabant noted that the new maintenance building would be visible from both State Route 332 and Collett Road. He requested that Mr. Swedrock review the Town Code regarding dark-sky compliant exterior lighting fixtures.

Mr. Brabant expressed concern about the outdoor storage of equipment and other items.

Mr. Brabant asked about a future parking area. Mr. Wells said that this area may be used on a seasonal basis for parking.

Mr. Brabant said that his major issue concerns stormwater management for the full build-out of the site. Mr. Swedrock said that the stormwater management facility will be sized for the full build-out of the site.

Assistant Chief Weidenborner requested that adequate clearance in the parking areas be provided for access by fire apparatus and that the water service be adequately sized for domestic water service and the sprinkler system.

Mr. Maloy asked about the percentage of open space on the property. Mr. Swedrock said that the plans currently show 45 percent open space which includes the stormwater retention pond. Mr. Maloy said that he would like to be sure that the required percentage of open space will be met if the second structure is built in the future. Mr. Swedrock said that the application should be well within the Town requirements with the second structure. He said that calculations would be provided on the Preliminary Site Plan.

Mr. Bellis asked about the future use of the existing building. Mr. Wells said that truck dispatching would be moved into the existing building and that its use would be limited.

Mr. Bellis discussed the outdoor storage of equipment and the need for adequate screening.

Mr. Viets asked about the use of the property and referred to the appropriate section of the Town Code regarding construction and truck maintenance. He noted that the Town Code indicates that operations must be enclosed and expressed concern about the visibility of the operations from the road. Mr. Swedrock said that he would assure that the plans comply with the Town Code. Mr. Brand suggested that Mr. Swedrock meet with Code Enforcement Officer James Morse on this issue.

Ms. Neale said that the Town will be looking for a pleasing structure and requested that Mr. Swedrock and Mr. Wells remember that the new building would be visible from State Route 332 and Collett Road.

Mr. Hemminger also noted that this portion of State Route 332 is known as the “Gateway to the Finger Lakes.” He requested that the building be of an aesthetically pleasing design with architectural features to avoid having an industrial look. He suggested that the building be moved as far back from State Route 332 as possible and that consideration be given to rotating the structure for the visibility of the architectural features from State

Route 332. He asked Mr. Swedrock and Mr. Wells to think about the traveling public's view of the building and that landscaping and screening be installed.

Mr. Hemminger requested that Mr. Swedrock and Mr. Wells work with the Town staff during the design phase of the project. He said that the Planning Board and the staff are concerned about the view of the building from State Route 332.

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

5. OPEN DISCUSSION

Director of Development and Planning:

Farmington Dental Project: Letter of Credit Estimate and Recommendation to the Town Board

Home Leasing (Farmington Gardens II) Partial Letter of Credit Release #1

Mr. Brand said that resolutions have been prepared for board consideration this evening for the establishment of the Letter of Credit Estimate and Recommendation to the Town Board for the the Farmington Dental Project and for Partial Letter of Credit Release #1 for Home Leasing (Farmington Gardens II).

■ A motion was made by MR. BELLIS, seconded by MR. VIETS, that the Farmington Dental Project Letter of Credit Estimate and Recommendation to the Town, and the Home Leasing (Farmington Gardens II) Partial Letter of Credit Release #1, be blocked for concurrent Planning Board action, that the readings of the following resolutions be waived, and that the following resolutions be approved as submitted by the Town staff:

**TOWN OF FARMINGTON PLANNING BOARD RESOLUTION
LETTER OF CREDIT ESTIMATE AND RECOMMENDATION TO THE TOWN BOARD
TOTAL AMOUNT \$206,213.60
PHASE 1, FARMINGTON DENTAL PROJECT**

WHEREAS, the Town of Farmington Planning Board (hereinafter referred to as Planning Board) has received a request, from Lance S. Brabant, CPESC, MRB Group, P.C., the Town Engineer, dated April 5, 2018, to accept the Letter of Credit Estimate prepared by Costich Engineers, D.P.C., dated April 5, 2018 for improvements within Phase 1, Farmington Dental Project; and

WHEREAS, the above referenced Letter of Credit Estimate has been reviewed by the Town Construction Inspector and the Town Engineers with both finding the quantities and prices identified in the document to be consistent with the final site plan conditions and the private contractor pricing respectively; and

WHEREAS, the Planning Board is aware that an acceptable Letter of Credit Estimate, or other form of surety for these site improvements is the prerequisite to establishing surety which is to be filed with the Town Clerk; and

WHEREAS, the above referenced Letter of Credit, or other form of surety is to remain in effect until the project is completed, site is stabilized, improvements inspected by Town Officials and offered for dedication to the Town; and

WHEREAS, under the provisions of Chapter 144, Section 32, of the Farmington Town Code, the Planning Board is to render recommendations to the Town Board whether or not to honor the requested Letter of Credit Estimate.

NOW, THEREFORE, BE IT RESOLVED that the Planning Board, after having reviewed the file on this project and the recommendations from the Town Construction Inspector and the Town Engineer, does hereby confirm this request and recommends that the Town Board take formal action to accept the Letter of Credit Estimate; and to require an acceptable Letter of Credit be filed with the Town Clerk.

BE IT FINALLY RESOLVED that the Clerk of the Board is hereby directed to provide copies of this resolution to: Alicia Sturn, DDS, PLLC, Farmington Dental; Sarah Costich King, Costich Engineering, D.P.C.; Matt Bragg, Vice President, Chrisantha Construction Corporation; the Town Highway and Parks Superintendent; the Town Water and Sewer Superintendent; the Town Code Enforcement Officer; the Town Construction Inspector; the Town Engineer; and the Director of Planning and Development.

**TOWN OF FARMINGTON PLANNING BOARD RESOLUTION
PARTIAL LETTER OF CREDIT RELEASE NO. 1
FARMINGTON GARDENS II (HOME LEASING)
TOTAL AMOUNT \$392,660.25**

**APPLICANT: Home Leasing LLC, 180 Clinton Square,
Rochester, N.Y. 14604**

**ACTION: Partial Letter of Credit Release No. 1 in the amount of
\$392,660.25**

WHEREAS, the Town of Farmington Planning Board (hereinafter referred to as Planning Board) has received a request dated April 12, 2018, from the Town Director of Planning and Development (hereinafter referred to as Director) to consider a partial release of funds from the established Letter of Credit for site improvements located within Phase 1, Farmington Gardens II Project; and

WHEREAS, Lance S. Brabant, CPESC, MRB Group, P.C., the Town Engineer, in a letter to the Director, dated April 9, 2018, requests a partial release in the total amount of \$392,660.25; and

WHEREAS, the request has been reviewed by the Town Construction Inspector and the Town Engineers with both finding the quantities and prices identified in the document to be consistent with the final site plan conditions to date; and

WHEREAS, the Town Department Heads have completed their reviews and signed off on both Appendix B, Letter of Credit Release Form and Appendix G-1.0, Letter of Credit Form; and

WHEREAS, under the provisions of Chapter 144, Section 32. of the Farmington Town Code, the Planning Board is to render recommendations to the Town Board whether or not to honor partial releases of funds from a Letter of Credit Estimate.

NOW, THEREFORE, BE IT RESOLVED that the Planning Board, after having reviewed the file on this project and the recommendations from the Town Construction Inspector, the Town Engineer and the Town Department Heads, does hereby confirm this request and recommends that the Town Board take formal action to accept the requested partial release (Release #1) from the Letter of Credit Estimate.

BE IT FINALLY RESOLVED that the Clerk of the Board is hereby directed to provide copies of this resolution to: Gregg McMahon, P.E., McMahon LaRue Associates; Megan Houppert, Home Leasing, LLC; the Town Highway and Parks Superintendent; the Town Water and Sewer Superintendent; the Town Code Enforcement Officer; the Town Construction Inspector; the Town Engineer; and the Director of Planning and Development.

Adrian Bellis	Aye
Edward Hemminger	Aye
Shauncy Maloy	Aye
Mary Neale	Aye
Douglas Viets	Aye

Motion carried.

Mr. Brand also discussed the following topics:

- Materials for the Empire Pipeline Inc. project will be provided to Planning Board members in the next board packet.
- Plans for the Farmington Market Center on State Route 96 are expected be submitted soon from Costich Engineering on behalf of the property owners.
- A representative of DSS Engineers, LLP, of West Henrietta, N.Y., has contacted the Town on behalf of Doma 332, LLC, which has requested an amended Incentive Zoning for a 15.23-acre parcel of land and a 6.99-acre parcel of land on the east side of State Route 332 between State 332 and Beaver Creek Road, and further located between the KFC Restaurant property on the north and the Beaver

Creek Ministorage Facility on the south, for a new project to be known as the NYS Route 332/Beaver Creek Road Incentive Zoning Project. Among the amenities being proposed to the Town are a public roadway connection between Beaver Creek Road and State Route 332; sidewalks and a 12-inch water main to be installed as part of the public roadway improvements between State Route 332 and Beaver Creek Road; and improvements to the intersection of the connection road, State Route 332 and Mercier Drive based upon New York State Department of Transportation requirements and in partnership with adjacent property developments. A mixed-use development is planned with no townhomes or apartments.

- A revised plan for the Hathaway's Corner project proposed for the southwest corner of State Route 332 and County Road 41 was distributed to the board. An eight-page Incentive Zoning resolution is now being prepared for Town Board consideration. The resolution includes the applicant's responsibility to make improvements to the State Route 332/County Road 41 intersection. The total amenities from the developer of this project are in excess of \$1 million.
- The Town Code Advisory Committee will resume meetings on Thursday, April 26, 2018, at 6:30 p.m. at the Town Hall.
- Bids for construction of the pedestrian bridge over Beaver Creek will be opened on May 15, 2018.

Highway Superintendent:

Mr. Giroux reported that upcoming projects include work on Mertensia Road and the installation of a box culvert on Canandaigua–Farmington Town Line Road.

Farmington Volunteer Fire Association:

Assistant Chief Weidenborner reported that a new off-road rescue vehicle with trailer for use on the Auburn Trail has been purchased. He explained that this vehicle will be used for extended rescues along the Trail and will be ready for service in the next few months.

Assistant Chief Weidenborner also disclosed that he is an employee of the S. B. Ashley Management Corporation, which is the developer of the Hathaway's Corners project. He said that another member of the fire department would be reviewing the plans for this project.

6. PUBLIC COMMENTS

None.

7. ADJOURNMENT

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

Motion carried by voice vote.

The meeting was adjourned at 8:55 p.m.

The next regular meeting of the Planning Board will be held at the Farmington Town Hall, 1000 County Road 8, Farmington, N.Y. 14425, on Wednesday, May 2, 2018, at 7:00 p.m.

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

Respectfully submitted,

John M. Robortella,
Clerk of the Farmington Planning Board

L.S.