

Town of Farmington

1000 County Road 8
Farmington, New York 14425

PLANNING BOARD—SPECIAL MEETING
Wednesday, February 14, 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
Mary Neale
Douglas Viets

Board Member Excused: Shauncy Maloy

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

Applicants Present:

Robert and June Hamell, 5397 Gulick Road, Honeoye, N.Y. 14471
Kyle Johnson, Leonard’s Express Inc., 6070 Collett Road, Farmington, N.Y. 14425
Robert E. Johnston, B&B Builders, 2913 County Road 47, Canandaigua, N.Y. 14424
Gregory W. McMahon, P.E., McMahon LaRue Associates, P.C., 822 Holt Road,
Webster, N.Y. 14580
J. Lincoln (Link) Swedrock, P.E., BME Associates, 10 Lift Bridge Lane East,
Fairport, N.Y. 14450

Residents Present:

Gerald A. Bloss, 81 Gannett Road, Farmington, N.Y. 14425
Neil R. Lawther, 43 Norbrook Road, Fairport, N.Y. 14450
Rajesh K. Patel, 6001 Route 96, Farmington, N.Y. 14425

SPECIAL MEETING DUE TO INCLEMENT WEATHER

The regularly scheduled Farmington Planning Board meeting on Wednesday, February 7, 2018, was cancelled due to inclement weather and the advisory from the Ontario County Sheriff of no unnecessary travel on the evening of February 7, 2018.

Notice of this Special Meeting was posted upon the Town Clerk’s bulletin board and the Town website. A Legal Notice was published in the Canandaigua *Daily Messenger* newspaper on February 13, 2018.

APPOINTMENT OF PLANNING BOARD MEMBER

The Farmington Town Board appointed Shauncy Maloy, 6066 Amber Drive, Farmington, N.Y. 14425, to serve on the Planning Board for the remainder of the unexpired term of Scott Makin from January 23, 2018, to December 31, 2020.

Planning Board Members and Terms of Office:

Douglas Viets	Appointed 2017	Term expires December 31, 2018
Adrian Bellis	Appointed 2015	Term expires December 31, 2019
Shauncy Maloy	Appointed Jan. 23, 2018	Term expires December 31, 2020
Ed Hemminger	Appointed 2017	Term expires December 31, 2021
Mary Neale	Appointed 2018	Term expires December 31, 2022

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 1, 2017.

2. LEGAL NOTICE

The following Legal Notice was published in the Canandaigua *Daily Messenger* newspaper on Tuesday, February 13, 2018:

**LEGAL NOTICE
Town of Farmington
Planning Board Special Meeting**

Please take notice that the Town of Farmington Planning Board has rescheduled the February 7, 2018, meeting to be held on Wednesday, February 14, 2018, commencing at 7:00 p.m. at the Farmington Town Hall, 1000 County Road 8, Farmington, New York.

Ed Hemminger
Planning Board Chairperson

2. APPROVAL OF MINUTES OF JANUARY 17, 2018

■ A motion was made by MS. NEALE, seconded by MR. BELLIS, that the minutes of the January 17, 2018, meeting be approved.

Motion carried by voice vote.

3. NEW FINAL SITE PLAN

PB #0201-18 New Final Site Plan Application

Name: B&B Builders, 2913 County Road 47, Canandaigua, N.Y. 14424

Location: 5966 Collett Road

Zoning District: GI General Industrial

Request: Approval to construct a 6,400-square-foot one-story structure for truck maintenance and related site improvements

On December 20, 2017, the Planning Board determined that the proposed action is an Unlisted Action under the State Environmental Quality Review (SEQR) Regulations. The Planning Board accepted Parts 2 and 3 of the Short Environmental Assessment Form, determined that the proposed action will not result in any significant adverse environmental impacts, and directed the Planning Board Chairperson to sign and date the Full Environmental Assessment Form and the Negative Declaration Form.

The Planning Board approved the Preliminary Site Plan with conditions on December 20, 2017.

Mr. Johnston of B&B Builders and Mr. Johnson of Leonard’s Express Inc. presented this application this evening.

Mr. Johnston said that there have been no changes to the plans from the approved Preliminary Site Plan.

Mr. Brand said that a draft resolution for Final Site Plan approval has been prepared for Planning Board consideration this evening.

Mr. Brabant had no comments or questions on the application.

Ms. Neale said that she was pleased to have received the color architectural rendering of the structure.

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

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

**FARMINGTON PLANNING BOARD RESOLUTION
FINAL SITE PLAN**

PB #0201-18

**APPLICANT: B&B Builders (Robert E. Johnston Inc.),
2913 County Road 47, Canandaigua, NY 14424**

**ACTION: Final Site Plan Approval for the construction of a 6,400-square
foot building and related site improvements at 5966 Collett
Road**

WHEREAS, the Town of Farmington Planning Board (hereinafter referred to as the Board) has opened the public meeting upon this application; and

WHEREAS, the Board has given consideration to the public comment entered into the public record upon said project.

NOW, THEREFORE, BE IT RESOLVED THAT the Board has satisfied the procedural requirements set forth under the State Environmental Quality Review (SEQR) Regulations.

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

1. Final Site Plan Approval is based upon the drawing prepared by Marks Engineering, entitled “Final Site Plan, K&P Associates, Showing Land in: 5966 Collett Road, Town of Farmington,” having revised date of 01/31/18, drawings number C100, C500, C501, C502 and C503; and the Building Elevation Drawing, dated 12/10/2017, prepared by Mike Gullace, identified as Drawings R-1 of 2 and R-2 of 2, having a title “5966 Collett Rd Garage.”
2. The applicant is to submit four (4) sets of paper prints of the above referenced drawings for signing by those listed on the final Site Plan Drawings and the final Building Elevation drawings. If additional copies of these drawings are needed by the Applicant, then the additional number is to be provided at the time of signing.
3. Once the Final Site Plan drawings and the Final Building Elevation drawings have been signed, then the applicant may submit application for a Building Permit to the Town Code Enforcement Officer.

- 4. This resolution granting Final Site Plan approval and Final Building Elevation drawings approval shall expire within 180 days from today, unless renewed by the Planning Board under separate resolution prior to the date of expiration.

Mr. Hemminger asked Mr. Johnston and Mr. Johnson if they understood the resolution and agreed with the conditions. Mr. Johnston and Mr. Johnson said that they 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	Excused
Mary Neale	Aye
Douglas Viets	Aye

Motion carried.

4. NEW FINAL SITE PLAN

PB #0204-18 New Final Site Plan Application

Name: Mr. and Mrs. Robert Hamell, 5397 Gulick Road,
Honeoye, N.Y. 14471

Location: 250 feet north of 390 Ellsworth Road

Zoning District: A-80 Agricultural

Request: Final Site Plan approval to construct a single-family dwelling on a
6.214-acre lot located 250 north of 390 Ellsworth Road

On January 3, 2018, the Planning Board determined that the proposed action is a Type II Action under the State Environmental Quality Review (SEQR) regulations.

The Planning Board approved the Preliminary Site Plan with conditions on January 3, 2018.

Mr. and Mrs. Hamell presented this application.

Mrs. Hamell said that there have been no changes to the plans from the approved Preliminary Site Plan.

Mr. Brand said that a draft resolution for Final Site Plan approval has been prepared for Planning Board consideration this evening. He also reported that he spoke with Brennan Marks, P.E., the applicants' consulting engineer, regarding the draft resolution and that Mr. Marks had no objections to the conditions of approval.

Mr. Brabant had no comments or questions on the application.

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

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

**FARMINGTON PLANNING BOARD RESOLUTION
FINAL SITE PLAN**

PB #0204-18

**APPLICANTS: Mr. and Mrs. Robert Hamell, 5397 Gulick Road,
Honeoye, N.Y. 14471**

**ACTION: Final Site Plan Approval for the construction of a single-family
dwelling and related site improvements on a lot located 250
feet north of 390 Ellsworth Road**

WHEREAS, the Town of Farmington Planning Board (hereinafter referred to as the Board) has opened the public meeting upon this application; and

WHEREAS, the Board has given consideration to the public comment entered into the public record upon said project.

NOW, THEREFORE, BE IT RESOLVED THAT the Board has satisfied the procedural requirements set forth under the State Environmental Quality Review (SEQR) Regulations by classifying the proposed Action as being a Type II Action.

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

1. Final Site Plan Approval is based upon the drawing prepared by Marks Engineering, entitled "Final Site Plan, Robert & June Hamell, Showing Land in Ellsworth Road, Town of Farmington," having a revised date of 1/10/18, drawings number C100, C500, C501 and C502; with the following conditions of approval.
2. The applicant's engineer is requested to submit five (5) copies of the set of drawings for the Final Site Plan to the Town Code Enforcement Officer. These drawings are to be signed by the Town Highway and Parks Superintendent, the Town Water and Sewer Superintendent and the Planning Board Chairperson. Two

(2) copies of the signed Final Site Plan drawings will be returned to the applicant. The remaining three (3) copies will be provided to the Town.

- 3. Once the Final Site Plan drawings have been signed, then the applicant may submit application for Building Permits to the Town Code Enforcement Officer.
- 4. This resolution granting Final Site Plan Approval with Conditions shall expire within 180 days from today, unless renewed by the Planning Board under separate resolution prior to the date of expiration.

Mr. Hemminger asked Mr. and Mrs. Hamell if they understood the resolution and agreed with the conditions. Mr. and Mrs. Hamell said that they understood the resolution and agreed with the conditions.

■ 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	Excused
Mary Neale	Aye
Douglas Viets	Aye

Motion carried.

5. NEW FINAL RESUBDIVISION PLAT

PB #0203-18 Three-Lot Final Resubdivision Plat Application

Name: Cynthia Chierichella, 1468 Fraser Way, Farmington, N.Y. 14425

Location: 1468 Fraser Way, Lot #230, Phillips Landing

Zoning District: TL 278 Cluster Development

Request: Three-Lot Final Resubdivision approval to create Lot #1 consisting of 13.427 acres as a non-approved building lot; Lot #2 consisting of 6.208 acres with an existing dwelling; and the remaining lands of the parcel, Lot #3, consisting of 12.548 acres as a non-approved building lot.

The Public Hearing on this application was opened on December 6, 2018; and continued to Decembert 20, 2017.

The Zoning Board of Appeals granted an Area Variance (two lots, minimum lot width of 30 feet) on December 18, 2017.

The Public Hearing was reconvened on December 20, 2017. Following testimony, the Public Hearing was closed, the Planning Board determined that the proposed action is a Type II Action under the State Environmental Quality Review (SEQR) Regulations, and the Planning Board approved the Preliminary Re-Subdivision Plat application with conditions.

Mr. Swedrock presented this application.

He said that there have been no changes to the plans from the approved Preliminary Re-Subdivision Plat.

Mr. Brand said that a draft resolution for Final Re-Subdivision Plat approval has been prepared for Planning Board consideration this evening.

Mr. Brabant reported that all engineering comments have been addressed.

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

Mr. Hemminger then asked the clerk to read aloud the conditions of approval from the following complete Final Re-Subdivision Plat resolution:

**FARMINGTON PLANNING BOARD RESOLUTION
FINAL RE-SUBDIVISION PLAT APPROVAL
LOT #230, PHILLIPS LANDING SUBDIVISION TRACT**

PB #0203-18

**APPLICANT: Cynthia Chierichella, 1468 Fraser Way,
Farmington, N.Y. 14425**

**ACTION: Final Re-Subdivision Plat Application for the creation of three
(3) new parcels of land from Lot #230, Phillips Landing
Subdivision Tract**

WHEREAS, the Town of Farmington Planning Board (hereinafter referred to as the Board) has opened tonight the public meeting upon this application; and

WHEREAS, the Board has reviewed and given consideration to the public record upon this application; 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, determining the proposed Action to be a Type II Classification; and,

WHEREAS, the Board has reviewed the Ontario County Planning Board Referral Number 228-2017, dated November 8, 2017 which makes no specific recommendation only comments.

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

1. Final Re-Subdivision Plat Approval is based upon the drawing prepared by Clifford James Rigerman, Licensed Land Surveyor, for Cynthia Cherichella, 1468 Fraser Way, Farmington, New York 14425, entitled “Re-Subdivision Plat of Lot #230 Section II, Phillips Landing,” dated 01/18/2018, Sheet Number: PL-1.”
2. The Applicant is instructed to submit one mylar for signing by Town Department Heads and the Town Engineer. Once the mylar has been signed, then the mylar and two paper prints are to be filed in the Ontario County Clerk’s Office within 62 days of the date of signing by the Planning Board Chairperson.
3. A total of four (4) signed paper prints are to be submitted to the Town Code Enforcement Officer for distribution. One copy is to be provided to: the Town Highway and Parks Superintendent, one copy to the Town Water and Sewer Superintendent, one copy to the Town Engineers and one copy is to be filed in the Town Development Office.

Mr. Hemminger asked Mr. Swedrock if he understood the resolution and agreed with the conditions. Mr. Swedrock 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	Excused
Mary Neale	Aye
Douglas Viets	Aye

Motion carried.

6. FINAL SITE PLAN AMENDMENT

PB #0202-18 Final Site Plan Amendment Application

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

Location: West side of State Route 332, south of Mercier Boulevard

Zoning District: IZ Incentive Zoning and MTOD Major Thoroughfare Overlay District

Request: Final Site Plan Amendment for Mercier Incentive Zoning Project (Farmington Gardens II): Relocation of one storage building near the Community Center Building

The Planning Board approved the Completion of Environmental Assessment and the State Environmental Quality Review (SEQR) Determination of Significance resolutions on September 20, 2017 (SEQR classification as an Unlisted Action with a negative declaration).

The discussion on the original application was opened on January 18, 2017, and was continued to the meetings on February 15, 2017; April 5, 2017; May 17, 2017; September 6, 2017; September 20, 2017; and October 4, 2017.

The Planning Board approved the Preliminary Site Plan with conditions on October 4, 2017.

The Planning Board approved the Final Site Plan with conditions on November 1, 2017.

Mr. McMahon presented this application this evening.

The Final Site Plan Amendment involves only the relocation of the previously approved Tenant Storage Building 8-1 for Building Units 1, 2, 3 and 4 from its original location which was in front of Building Units 3 and 4 to be attached to the rear portion of the adjacent Community Center Building.

Mr. McMahon reported that there have no other changes to the Final Site Plan.

Mr. Brand said that draft resolutions have been prepared for Planning Board consideration this evening for the determination of this amendment as a Type II action under the SEQR regulations and for approval of the Final Site Plan Amendment.

Mr. Brabant said that he and the Town Water and Sewer Superintendent have reviewed the plans and have no issues with the amendment.

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

■ A motion was made by MS. NEALE, seconded by MR. BELLIS, that the reading of the following State Environmental Quality Review (SEQR) resolution be waived and that the resolution be approved as submitted:

**TOWN OF FARMINGTON PLANNING BOARD RESOLUTION
 MERCIER INCENTIVE ZONING PROJECT (HOME LEASING LLC)
 LOTS #4 AND #5 AMENDMENT/FARMINGTON GARDENS APARTMENTS, PHASE II
 AMENDED FINAL SITE PLAN APPROVAL—SEQR DETERMINATION**

PB #0202-18

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

ACTION: Determination of Significance—Amendment to Final Site Plan\ Approval, Mercier Incentive Zoning Project: Lot #R-1C1 consisting of 14.97 acres to be used for a proposed 104-unit apartment project and Lot #R-1C2 consisting of 1.651 acres to be used for a proposed three-building office project; located south of Mercier Boulevard and north of Perez Drive.

WHEREAS, the Town of Farmington Planning Board (hereinafter referred to as Planning Board), has received an Application from Home Leasing, LLC for amending the Final Site Plan Approval for Lot #1C (formerly Lot #4 and Lot #5) of the Mercier Incentive Zoning Project (identified as Tax Map Account #29.00-01-23.110) containing a total of 18.422 acres); and

WHEREAS, the proposed Action has been reviewed by the Planning Board, comparing the original SEQR findings that there is no significant adverse change to the environment associated with the proposed Tenant Storage Building 8-1; and finding that the proposed relocation of the structure on the site involves replacement of a structure or facility, in kind on the same site.

NOW, THEREFORE, BE IT RESOLVED that the Planning Board finds that the proposed amendment involves only the relocation of the previously approved Tenant Storage Building 8-1 for Building Units 1, 2, 3 and 4, from its original location which was in front of Building Units 3 and 4 to be attached to the rear portion of the adjacent Community Center Building.

BE IT FURTHER RESOLVED that the Planning Board further finds that the proposed Action is a Type II Action as defined within Section 617.5 (c) (1) of the State Environmental Quality Review (SEQR) Regulations.

BE IT FURTHER RESOLVED that Type II Actions are not subject to review under the SEQR Regulations.

BE IT FINALLY RESOLVED that the Planning Board, in making this determination has satisfied the procedural requirements contained in Part 617, Article 8, of the New York State Environmental Conservation Law.

Adrian Bellis	Aye
Edward Hemminger	Aye
Shauncy Maloy	Excused
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 Amended Final Site Plan approval resolution:

**TOWN OF FARMINGTON PLANNING BOARD RESOLUTION
 MERCIER INCENTIVE ZONING PROJECT (HOME LEASING LLC)
 LOTS #4 AND #5 AMENDMENT/FARMINGTON GARDENS APARTMENTS, PHASE II
 AMENDED FINAL SITE PLAN APPROVAL**

PB #0202-18

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

ACTION: Amendment to Final Site Plan Approval, Mercier Incentive Zoning Project: Lot #R-1C1 consisting of 14.97 acres to be used for a proposed 104-unit apartment project and Lot #R-1C2 consisting of 1.651 acres to be used for a proposed three building office project; located south of Mercier Boulevard and north of Perez Drive.

WHEREAS, the Town of Farmington Planning Board (hereinafter referred to as Planning Board), has received an Application from Home Leasing, LLC for amending the Final Site Plan Approval for Lot #1C (formerly Lot #4 and Lot #5) of the Mercier Incentive Zoning Project (identified as Tax Map Account #29.00-01-23.110) containing a total of 18.422 acres); and

WHEREAS, the Planning Board has reviewed this proposed Action under SEQR making a finding that there is no significant adverse change to the environment associated with the relocation of the proposed Tenant Storage Building 8-1; and thus has made a supplemental determination of non-significance upon this Action; and

WHEREAS, the Planning Board has received testimony at tonight’s public meeting regarding the proposed amendment to the final site plan.

NOW, THEREFORE, BE IT RESOLVED that the Planning Board finds that the proposed amendment involves only the relocation of the previously approved Tenant Storage Building 8-1 for Building Units 1, 2, 3 and 4, from its original location which was in

front of Building Units 3 and 4 to be attached to the rear portion of the adjacent Community Center Building.

BE IT FURTHER RESOLVED that the Planning Board finds that there is no change in the size of this Tenant Storage Building.

BE IT FURTHER RESOLVED that the Planning Board does hereby move to grant the requested amendment to the Final Site Plan Approval, for what is now known as Lots #R-1C1 (14.987 acres) and a 60-foot-wide right-of-way (1.784 acres) to be dedicated to the Town of Farmington for the extension of Hathaway Drive, with the following conditions:

1. Final Site Plan Approval is based upon the drawing prepared by McMahon/LaRue Associates, P.C., Engineers & Surveyors, identified as drawing 3 of 15, Project: Farmington Gardens II, Hathaway Drive, and entitled “Final Site Plan,” provided further that the Revision Box is to be dated 2/14/2018 and noted as Amendment—Relocation of Tenant Storage Building 8-1, PB Resolution 0202-18.
2. Final Site Plan Approval is based upon the drawing prepared by McMahon/LaRue Associates, P.C., Engineers & Surveyors, identified as drawing 5 of 15, Project: Farmington Gardens II, Hathaway Drive, and entitled “Final Utility Plan,” provided further that the Revision Box is to be dated 2/14/2018 and noted as Amendment—Relocation of Tenant Storage Building 8-1, PB Resolution 0202-18.
3. Final Site Plan Approval is based upon the drawing prepared by McMahon/LaRue Associates, P.C., Engineers & Surveyors, identified as drawing 6 of 15, Project: Farmington Gardens II, Hathaway Drive, and entitled “Final Grading Plan,” provided further that the Revision Box is to be dated 2/14/2018 and noted as Amendment—Relocation of Tenant Storage Building 8-1, PB Resolution 0202-18.
4. Final Site Plan Approval is based upon the drawing prepared by McCord Landscape Architecture, PLLC, identified as drawing 904, L-1 Sheet 7 of 15, Project: Farmington Gardens II, Hathaway Drive, and entitled “Final Landscaping Plan,” with the revised date of 1.16.18, provided further that there is a signature line added for the Planning Board Chairperson’s signing.
5. Final Site Plan Approval is based upon the drawings prepared by Glasow Simmons Architecture, L.L.P., Sheets A-D1.01, A-D2.01 and A-D2.02, all having a revised date of 01/19/18.
6. Once all conditions of this amended Final Site Plan Approval have been made on the revised drawings, as noted herein, then five (5) sets of the drawings are to be submitted to the Town Code Enforcement Officer, within 180 days, for his review and acceptance.

- 7. Once all signatures have been affixed to the Final Site Plan drawings then the Planning Board Chairperson may sign the drawings.
- 8. One signed set of Final Site Plan drawings is to be provided to each of the following: Town Highway and Parks Superintendent; Town Water and Sewer Superintendent; Town Engineers; Town Development Office; and the Applicant. If additional copies are required by the Applicant, then the number of additional copies are to be provided at the time of submittal.
- 9. The Amended Final Site Plan Approval is valid for a period of 180 days from today. Failure to have the Amended Final Site Plan drawings signed within this time period will result in the need for a new application for the Amended Final Site Plan Approval.

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

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

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

Motion carried.

7. 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 #2 consisting of 1.452 acres and Lot #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 #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 #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. Hemminiger concurrently reconvened the following Public Hearings which were opened on December 6, 2017; and continued on January 3, 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:

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

The applicant also has eight applications pending before the Zoning Board of Appeals (ZBA):

- 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

The ZBA initially established the 30-day State Environmental Quality Review (SEQR) public review and comment period and the coordinated review process with Involved and Interested Agencies which began on November 28, 2017, and which ended at noon on December 29, 2017.

During the coordinated review process, the Planning Board declared its intent to be designated Lead Agency and notified the ZBA. The ZBA, on December 18, 2017, determined that it had no objection to the Planning Board designating itself as the Lead Agency to make the SEQR determination of significance on these applications.

On December 6, 2017, the Planning Board declared its intent to be designated the Lead Agency for making the required determination of significance upon the above referenced ongoing coordinated review under the SEQR Regulations.

On January 3, 2018, the Planning Board designated itself as the Lead Agency for making the required determination of significance upon the above referenced ongoing coordinated review under the SEQR Regulations.

On January 3, 2018, all applications were continued to February 7, 2018 (rescheduled to February 14, 2018).

There were no discussions or comments on the applications this evening. Mr. Hemminger said that a draft resolution has been submitted by Mr. Brand to continue the Planning Board applications to February 21, 2018.

■ A motion was made by MR. BELLIS, seconded by MS. NEALE, that the reading of the following continuation resolution be waived and that the resolution be approved as submitted:

**TOWN OF FARMINGTON PLANNING BOARD RESOLUTION
INDUS HOSPITALITY GROUP
PRELIMINARY SUBDIVISION, SPECIAL USE PERMITS (2) AND PRELIMINARY SITE PLAN
CONTINUATION**

PB #1202-17	Preliminary Two-Lot Subdivision
PB #1203-17	Special Use Permit—Hotel/Motel
PB #1204-17	Special Use Permit—Fast-Food Restaurant w/Drive-Through
PB #1205-17	Preliminary Site Plan—Microtel Hotel and Taco Bell Restaurant

APPLICANT: **Indus Real Estate II LLC, 950 Panorama Trail South, Rochester, N.Y. 14625**

ACTIONS: **Preliminary Two Lot Subdivision, Special Use Permit to allow a hotel/motel, Special Use Permit to allow a fast-food restaurant with drive-through service, and Preliminary Site**

Plan for a 3-story Microtel Hotel and a Taco Bell Restaurant with a drive-through service (Indus Real Estate II LLC/Indus Hospitality Group)

WHEREAS, the Town of Farmington Planning Board (hereinafter referred to as Planning Board) has received applications for the above referenced actions for property located along the east side of State Route 332, between State Route 96 and County Road 41; and

WHEREAS, the Planning Board has reopened the Public Hearing at tonight’s meeting upon the proposed Preliminary Subdivision Plat, Preliminary Site Plans and Special Use Permits (hereinafter referred to as Actions); and

WHEREAS, the Planning Board has been designated as the Lead Agency for the coordinated review under the State Environmental Quality Review (SEQR) Regulations; and

WHEREAS, the Planning Board has completed its review of Part 2 of the Short Environmental Assessment Form (EAF) finding that a total of four (4) potentially moderate to large impacts may occur as the result of acting upon and approving the applications as currently submitted; and

WHEREAS, the Planning Board has completed a Part 3 with Attachment which described the need for additional information to be prepared, submitted and reviewed, prior to the Planning Board being able to make a reasoned elaboration and then an informed decision upon the anticipated impacts identified to date; and

WHEREAS, the Planning Board may not make a decision upon these two Actions until such time as a determination of significance upon these Actions has been made.

NOW, THEREFORE, BE IT RESOLVED that the Planning Board does hereby move to table any further discussion upon the above referenced Actions and moves to continue the public hearing thereon to 7:00 p.m. on Wednesday, February 21, 2018, so as to provide time for the applicant to provide the requested information.

BE IT FINALLY RESOLVED that the Clerk of the Board is to provide copies of this resolution to: Indus Hospitality Group, 950 Panorama Trail S., Rochester, New York 14625, Attn: Kip Finley; to Marathon Engineering, 39 Cascade Drive, Rochester, New York 14614; to Gregory Trost, Assistant Resident Engineer, New York State Department of Transportation, Ontario County Regional Office, 125 Parish Street, Canandaigua, New York 14424; the Town Highway and Parks Superintendent; the Town Water and Sewer Superintendent; the Town Director of Planning and Development; and the Town Engineering Firm, MRB Group, D.P.C.

Adrian Bellis	Aye
Edward Hemminger	Aye
Shauncy Maloy	Excused

Mary Neale	Aye
Douglas Viets	Aye

Motion carried.

8. OPEN DISCUSSION

Director of Development and Planning:

Monarch Manor Subdivision, Section 1: Letter of Credit Release #4

Mr. Brand said that a resolution has been prepared for board consideration this evening for Letter of Credit Release #4 for Monarch Manor Subdivision, Section 1.

■ A motion was made by MR. BELLIS, seconded by MR. VIETS, that the reading of the resolution be waived and that the resolution be approved as submitted, as follows:

**TOWN OF FARMINGTON PLANNING BOARD RESOLUTION
 LETTER OF CREDIT RELEASE #4
 MONARCH MANOR SUBDIVISION, SECTION 1**

WHEREAS, the Town of Farmington Planning Board (hereinafter referred to as Planning Board) has received a request dated January 29, 2018, from Lance S. Brabant, Director of Planning Services, MRB Group, D.P.C., the Town Engineers, to approve a partial release (Release #4) from the above referenced Letter of Credit; and

WHEREAS, the Planning Board has also received and reviewed the Letter of Credit Release Form #4, signed by all Department Heads, along with the Engineer’s Estimates attachment thereto; and

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

NOW, THEREFORE, BE IT RESOLVED that the Planning Board, after having reviewed the file on this subdivision and the recommendations from the Town Department Heads, does hereby recommend that the Town Board take formal action to approve the request to release a total of \$40,585.20 (Release #4) in this Letter of Credit, leaving a balance of \$154,728.84 remaining in the Letter of Credit.

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

Motion carried.

Mr. Brand then commented on the following topics:

- At its meeting on February 13, 2018, the Town Board continued the Public Hearing on the Hathaway's Corners Incentive Zoning Project to March 13, 2018. The mixed-use development has been proposed by S. B. Ashley Management Corporation on the southwest corner of State Route 332 and County Road 41. The Town Board has requested further details on comments received from the Ontario County Department of Public Works regarding turning lanes and traffic flow.
- A concept plan for the Laviano Property on the west side of State Route 332 opposite Farmbrook Drive and in the vicinity of the Cobblestone Arts Center and the Farmington Country Plaza is expected to be presented to the Planning Board on March 7, 2018. The project may include outparcels for commercial areas south of the existing United States Post Office, a new Post Office, an assisted living facility, townhomes and apartments. Mr. Hemminger noted that the plans involve high-end luxury apartments and townhomes and high-end commercial uses. Mr. Brand said that Carmen Laviano, the developer, has completed well-regarded projects in the Town of Greece in Monroe County. He said that the Planning Board would have 70 days following the presentation of the concept plan to issue a report and recommendation to the Town Board.
- The Auburn Trail Connector Project is out to bid. Mr. Brand said eight firms have already picked up copies of the bidding specifications and materials. He reported that there is a great deal of interest in this project from contractors.
- Highway Superintendent Don Giroux has determined that the existing portion of the currently private Quentonshire Drive has not been constructed to Town specifications. Quentonshire Drive is proposed to be dedicated to the Town as part of the Pintail Crossing Residential Multi-Family Development on the south side of County Road 41 and on the east side of State Route 332. Mr. Brand said that the applicant (Conifer Realty LLC) originally planned to mill the existing road and add blacktop. Mr. Brand said that he is awaiting a memo from Mr. Giroux in which Mr. Giroux will recommend that the applicant reconstruct that portion of the road which will be dedicated to the Town to the required specifications.

Town Engineer:

Mr. Brabant reported that he is preparing engineering comment letters on the Pintail Crossing and the Alicia Sturn, D.D.S. projects. He said that he concurs with Mr. Giroux's determination that the existing portion of Quentonshire Drive does not meet Town specifications for a dedicated road. Mr. Brand also noted that Section 9 of the Auburn Meadows Subdivision is now under review.

Board Members' Comments:

Mr. Hemminger reported that his brother is now an employee of Marks Engineering of Canandaigua, N.Y. In the interest of full disclosure and to assure that there is no conflict of interest, Mr. Hemminger said that he is reporting this information to the Planning Board to assure the board that he has no personal financial interest in Marks Engineering.

9. PUBLIC COMMENTS

None.

10. ADJOURNMENT

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

Motion carried by voice vote.

The meeting was adjourned at 7:30 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, February 21, 2018, at 7:00 p.m.

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

Respectfully submitted,

John M. Robortella L.S.
Clerk of the Farmington Planning Board