

Town of Farmington

1000 County Road 8
Farmington, New York 14425

PLANNING BOARD **Wednesday, January 17, 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

Vacancy: One Vacant Position

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
David Degear, Town of Farmington Water and Sewer Superintendent
Don Giroux, Town of Farmington Highway Superintendent

Town Board Members Present:
Supervisor Peter Ingalsbe
Ronald Herendeen

Residents Present:
Gerald A. Bloss, 81 Gannett Road, Farmington, N.Y. 14425
Shauncy Maloy, P.E., 6066 Amber Drive, Farmington, N.Y. 14425
Allyn Wagner, 1431 Tudor Way, 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 1, 2017.

2. APPROVAL OF MINUTES OF JANUARY 3, 2018

■ A motion was made by MS. NEALE, seconded by MR. VIETS, that the minutes of the January 3, 2018, meeting be approved.

Motion carried by voice vote.

3. LEGAL NOTICE

The following Legal Notice was published in the Canandaigua *Daily Messenger* newspaper on Wednesday, January 10, 2018:

LEGAL NOTICE

The Town of Farmington Planning Board will meet Wednesday, January 17, 2018, at 7:00 p.m. for the purpose of an organizational meeting. members will be discussing goals and procedures.

4. BOARD DELIBERATIONS AND DECISIONS

Redfield Grove Subdivision, Phase 1: Letter of Credit Release No. 3 (Partial)

Mr. Brand prepared a resolution for board consideration this evening for Letter of Credit Release No. 3 (Partial) for the Redfield Grove Subdivision in the amount of \$135,035.50.

Mr. Brabant reported that all items on this partial release have been completed and that the Town department heads have signed off on their completion.

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

**TOWN OF FARMINGTON PLANNING BOARD RESOLUTION
LETTER OF CREDIT RELEASE NO. 3 (PARTIAL)
REDFIELD GROVE SUBDIVISION, PHASE 1—SITE IMPROVEMENTS**

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 Engineers, dated January 11, 2018, to approve a partial release (Release #3)

from the above referenced letter of credit for site improvements within Section 1 of the Redfield Grove Subdivision; and

WHEREAS, the Planning Board has also received and reviewed the Letter of Credit Release Forms, signed by all Department Heads and the Town Engineers, along with the applicant’s Engineer Estimates of Value 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 and Town Engineers, does hereby recommend that the Town Board take formal action to approve the request to release a total of \$135,035.50 (Release #3) from this letter of credit. The total amount in the letter of credit is \$870,840.15, with a balance remaining of \$470,830.46 after the third partial release of funds from the letter of credit.

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|---------------------|-----|
| Adrian Bellis | Aye |
| Edward Hemminger | Aye |
| Mary Neale | Aye |
| Douglas Viets | Aye |
| One Vacant Position | — |

Motion carried.

**Cerone Incentive Zoning Project, Section 1 (MIII Enterprises LLC)
Letter of Credit Establishment for Site Improvements**

Mr. Brand prepared a resolution for board consideration this evening for the establishment of a Letter of Credit for the Cerone Incentive Zoning Project, Section 1 (MIII Enterprises LLC) for Site Improvements in the amount of \$749,146.68.

Mr. Brabant reported that Town Construction Inspector Matt Heilmann and MRB Group have reviewed and approved the applicant’s engineer’s estimates for this letter of credit. He commended Mr. Heilmann for his efficient review of the estimates.

Mr. Bellis asked about the surety which was established on September 6, 2017, in the amount of \$30,353 for site stabilization and the installation of erosion and sediment control measures. Mr. Brabant explained that the surety to which Mr. Bellis referred remains in effect and has not been released. He said that the surety which is under consideration this evening is for infrastructure and the stormwater management facility.

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

**TOWN OF FARMINGTON PLANNING BOARD RESOLUTION
LETTER OF CREDIT ESTABLISHMENT
CERONE INCENTIVE ZONING PROJECT (MIII ENTERPRISES LLC), SECTION 1**

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, to approve a Letter of Credit for site improvements to be located within Section 1 of the above referenced project; and

WHEREAS, the Planning Board has also received and reviewed the Letter of Credit along with the Engineer’s Estimates of Value 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 establishment of the Letter of Credit.

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 Engineers, does hereby recommend that the Town Board take formal action to approve the request to establish of letter of credit for Section 1 site improvements in the total amount of \$749,146.68.

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| Adrian Bellis | Aye |
| Edward Hemminger | Aye |
| Mary Neale | Aye |
| Douglas Viets | Aye |
| One vacant position | — |

Motion carried.

5. 2018 ORGANIZATIONAL MEETING

Mr. Hemminger convened the 2018 Organizational Meeting.

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 |
| Open Seat | | Term expires December 31, 2020 |
| Ed Hemminger | Appointed 2017 | Term expires December 31, 2021 |
| Mary Neale | Appointed 2018 | Term expires December 31, 2022 |

A. Supervisor's Report:

Supervisor Ingalsbe discussed the following items:

The \$1.66 million Town Hall renovation project was completed on budget in 2017. The project was paid for at no additional tax burden from funds which had been put aside in the Town's General Fund and from Video Lottery Terminal payments to the Town as host municipality of the Finger Lakes Racing and Gaming facility.

Bids will soon be let for the two pedestrian bridge crossings of Beaver Creek in the vicinity of the Monarch Manor, Auburn Meadows and Estates at Beaver Creek subdivisions. The bridge installations are expected to be completed by October 2018.

The acquisition of easements, the environmental review and the design phase have been completed for the Auburn Trail Connector Project. The design has been accepted by New York State Department of Transportation. Preparation of bid documents are now in progress. A construction contract is expected to be awarded in March or April 2018. Completion is expected by October 2018.

Phase 3 (the southern section) of the Mertensia Road reconstruction project will begin this spring and is expected to be completed in 2018.

The Town's Solar Energy Law was adopted in 2017.

Easements are now being acquired for the installation of a new 12-inch water main on Beaver Creek Road to replace the existing 8-inch water main. Sidewalks will be installed on the side opposite the water main along the full length of Beaver Creek Road.

The Town Codes Advisory Committee—comprised of Town staff and representatives from the Planning Board, Zoning Board of Appeals and Conservation Board—is currently working on updates to the Town Code for presentation to the Town Board in 2018.

The Local Solid Waste Management Committee has been meeting monthly to identify initiatives to reduce the amount of waste and trash sent to the landfill. Among the plans under consideration are construction of a Swap Shop at the former Highway Department facility on Collett Road, offering a second Town-wide clean-up day in the fall (in addition to the annual spring clean-up day), offering a tire recycling day, and subsidizing the purchase of composting bins for residents who may be interested in home composting. Funds for the selected projects will be provided by Ontario County. The committee is now working on the final project selections and is preparing a budget for submission to the County.

The Town's Geographic Information System (GIS) mapping will continue in 2018. The Town's internal maps of structures, water and sewer utilities, and highways are being merged with existing maps on file with the Town engineering firm to provide a mapping system which depicts property boundaries, utilities, drainage, fire hydrants and easements. The GIS system also will depict storm-water retention facilities (Town-owned and privately owned) and Town access to these facilities for maintenance. Mr. Hemminger asked if the GIS system is available electronically at Planning Board meetings. Supervisor Ingalsbe said that the GIS and the Ontario County Online Resources (OnCor) systems are already available electronically in the Town Hall meeting rooms.

The Home Leasing Incentive Zoning housing development on Mercier Boulevard west of State Route 332, and the Cerone Incentive Zoning Project of commercial and climate-controlled storage on the west side of State Route 332 at Farmbrook Drive, are now under construction. The Final Site Plan application for the Pintail Crossing apartment development south of County Road 41 and east of State Route 332 is expected to be submitted to the Planning Board next month.

A number of Town roads were accepted for dedication in 2017 including Harlowe Lane, portions of Tweed Trail, Monarch Drive, Swallowtail Drive and Clovertrail Drive.

The Major Thoroughfare Overlay District (MTOD) map was revised in 2017 and was filed in the Town Clerk's Office.

The Parks and Recreation Five-Year Capital Master Plan was adopted in 2017. Committee members visited every Town park to assess needs and establish priorities and recommendations. New York State Senator Pamela Helming (54th District) arranged a State grant to upgrade restroom facilities at Pumpkin Hook Park for accessibility by the disabled. The Town's goal is to upgrade restrooms at each Town park for accessibility by the disabled.

An open house will be held on Friday, January 19, 2018, from 12:00 p.m. to 6:00 p.m. at MiniTec Framing Systms, 5602 County Road 41, Farmington, N.Y. 14425.

The pace of construction of new residential housing units has continued in the past two years with approximately 60 homes in 2016 and 54 homes in 2017.

B. Director of Development and Planning:

Mr. Brand discussed the following items:

A meeting was held this past Tuesday morning with the New York State Department of Transportation Regional Director and three of his staff, with Timothy

McElligott of the Ontario County Department of Public Works Engineering and with Town staff regarding the traffic impact study for the Hathaway's Corners Incentive Zoning Project proposed for the southwest corner of State Route 332 and County Road 41. The main purpose for this meeting was to receive commitments from the two transportation agencies on when their final reports would be submitted to the Town. The Town was informed that the reports would be available at the end of this week or the beginning of next week.

The most recent proposed site plans for the 15-acre Farmington Market Center (Tops Supermarket site) on the south side of State Route 96 and the LeFrois Builders and Developers project adjacent to the east of the Farmington Market Center also on the south side of State Route 96 were reviewed. Plans now call for a 24,000-square-foot addition on the west side of Tops Supermarket, a free-standing two-story office/medical building, a 4,300-square-foot restaurant, a gas station, a new Canandaigua National Bank branch office with drive-up window, another free-standing commercial structure with a drive-through window (possibly a fast-food restaurant) and a specialty coffee shop. Commercial and residential development, including approximately 368 apartment units, are proposed on the adjacent LeFrois property with frontage along State Route 96 and with internal roads extending south connecting with Mercier Boulevard.

Mr. Brand reported that the developers of both the Farmington Market Center and the LeFrois property have been interested in one another's plans. A new traffic signal on State Route 96 midway between Mertensia Road and the State Route 332/State Route 96 intersection is shown on the Official Major Thoroughfare Overlay District map.

Mr. Brand reported that the application for the Empire Pipeline Inc. Farmington Compressor Station project, proposed for a 92.4-acre parcel located 1,660 feet off Hook Road adjacent to the New York State Thruway and the Rochester Gas & Electric Corporation Substation, is expected to come before the Planning Board in February. The project was discussed and the concept plan was presented at the Project Review Committee meeting on September 29, 2017.

Mr. Brand noted that a Final Subdivision Plat application is expected for Section 9 of the Auburn Meadows Subdivision. He said that Ryan Homes plans 40 homes in this section which would be located on Ackerman Way off Canandaigua-Farmington Town Line Road.

Mr. Brand said that revised drawings are now being prepared for the Pintail Crossing apartment development on County Road 41. He said that a Final Site Plan application is expected to be submitted to the Planning Board in February.

Mr. Brand also noted that an application for the Laviano Incentive Zoning Project on the west side of State Route 332 near Farmbrook Drive is expected in February.

C. Planning Board Chairperson:

Mr. Hemminger discussed the following items:

He expressed appreciation to the Town Board for the opportunities for Planning Board members to attend training sessions on a variety of topics throughout the year. He also expressed the Planning Board's appreciation to the Town Board for seeking the Planning Board's advice on pending applications (such as Incentive Zoning applications) and for giving the Planning Board an opportunity to present comments and input.

In 2017, 56 applications were submitted to the Planning Board. There were 693 pages of meeting minutes. Among the applications were the DiFelice Industrial Complex, the Psyllos Incentive Zoning Project, Collett Woods (Section 3), Mini-Tec Framing Systems, Farmington Gardens II, New Energy Works, Auto Outlets, Pond's End Special Events site, Cobblestone Arts Center Auditorium and Bus Garage, Redfield Grove Incentive Zoning Project, Auburn Meadows Subdivision Sections 6N and 6S, and new sections in the Hickory Rise Subdivision.

Planning Board members also were involved in the Major Thoroughfare Overlay District map update, the Parks and Recreation Master Plan and the Solar Energy Law. The board is now represented on the Town Codes Advisory Committee.

The Planning Board and the Zoning Board of Appeals are now considering the Indus Hospitality Group application for a Taco Bell Restaurant and a Microtel Hotel on the west side of State Route 332 and south of State Route 96.

Mr. Hemminger said that he would like to have applications and plans available electronically for review by computer. He asked about having applicants submit their plans in electronic format and about having Town staff post the electronic files to a shared website.

2018 Rules of Procedure:

Mr. Hemminger requested that Planning Board members and Town staff review the current Rules of Procedure and submit revisions. He suggested that a section be added to enable the board to waive the rule that no new information may be considered at a meeting. He said that the board should have the ability to waive this requirement for basic applications.

Mr. Hemminger said that the 2018 Rules of Procedure would be presented for adoption at either the next meeting or at the second meeting in February.

Planning Board Vacancy:

Mr. Hemminger said that a candidate for the open seat on the Planning Board was interviewed this evening. He said that the board's input would be provided to the Town Board.

D. Highway Superintendent:

Mr. Giroux reported that highway department work in 2018 will include taking dedication of new Town roads and maintaining existing Town roads with resurfacing, paving, and oil-and-stone projects. He said that several catch basins would be replaced this year, as well.

Mr. Giroux also noted that the pre-wet salt mixture is now in use on several Highway Department trucks. The Town Board approved the system in December. The Highway Department purchased two 3,000-gallon tanks and sprayer systems. The calibrated computer system provides drivers with a more accurate accounting of the amount of salt-mix applied to the highways. The system enables the Town to use less salt, i.e., an average of 10 tons of wet salt mix per truckload at \$50 per ton as compared to an average of 15 to 16 tons of dry salt per truckload. About 90 percent of the wet salt mix which is spread remains directly on the pavement, as compared to only about 60 percent of dry salt remaining on the pavement. The wet salt mix is effective to about 25 degrees below zero, as compared to dry salt which is not effective at temperatures below 15 degrees. The Town is saving about \$1,500 per trip on a full salt run. Mr. Giroux said that the use of the wet salt mixture is noticeable where it has been used.

E. Water and Sewer Superintendent:

Mr. Degear reported that the the number of new projects throughout the Town has created a dramatic increase in the number of inspections. He commended Construction Inspector Matt Heilmann for his ability to deal effectively with the increasing workload.

Mr. Degear also noted that materials have been received ahead of the anticipated delivery schedule for replacement of the water main on State Route 332 at Canandaigua–Farmington Town Line Road. He said that work would begin following receipt of the New York State Department of Transportation Work Permit.

F. Town Engineer:

Mr. Brabant reported that MRB Group has been involved with the new projects which were submitted in 2017 and which will be submitted in 2018. He said that

the GIS mapping system is an ongoing project and that mapping will be done for water and sewer utilities to provide data to assure the feasibility of the proposed projects.

Mr. Brabant commended the Town staff and the Planning Board on their organization and foresight for the future growth of the Town. He said that a good Town staff is in place.

Mr. Hemminger commended the Town staff members for their professionalism and expertise. He said that the staff makes it easier for the Planning Board to do its job as representatives of the citizens in the review of the projects which come before the board. He also expressed, on behalf of the Planning Board, appreciation to detail which the clerk of the board provides at each and every meeting. He noted that nearly 700 pages of meeting minutes were approved in 2017.

Mr. Herendeen, who served on the Planning Board prior to his election to the Town Board several years ago, commended the Planning Board members for their work. He noted that the Town Board very much appreciates the work of the board on behalf of the citizens of the Town.

6. RESOLUTION OF APPRECIATION

Mr. Hemminger read aloud the following Resolution of Appreciation in recognition of the service of Scott Makin to the Town of Farmington and to the Planning Board:

**TOWN OF FARMINGTON PLANNING BOARD
RESOLUTION OF APPRECIATION TO SCOTT MAKIN
FOR OUTSTANDING “SERVICE ABOVE SELF”**

WHEREAS, Scott Makin has, for over the past 35 years, served this community with his exemplary devotion and dedication to improving the quality of life in the Town of Farmington and for its residents; and

WHEREAS, as member of the Town Planning Board from 1982 to 2012, and as Chairperson of the Board from 2012 to 2017, Scott Makin displayed his extensive knowledge of both State and Town Laws, in addition to his personal leadership qualities while holding these important public positions; and

WHEREAS, Scott Makin’s leadership has stimulated active participation and discussions among the members of the Planning Board, applicants and the public; and

WHEREAS, Scott Makin has played a major leadership role in guiding the planned growth and development of the Town of Farmington—one of the fastest growing communities in the State of New York; and

WHEREAS, Scott Makin’s dedication, experience, foresight and professionalism resulted in sound and consistent planning decisions which were good and positive for the Town and which maintained a balance between the needs of the developers and the Town’s residents; and

WHEREAS, Scott Makin’s study of and insight into the hundreds of applications which have come before the Board during his tenure have provided others with an exemplary record of public service at its highest level.

NOW, THEREFORE, BE IT RESOLVED that the Planning Board does hereby take official recognition of Scott Makin’s long and devoted service and extends to him this Resolution of Appreciation for his splendid contributions to the Town of Farmington and its residents.

BE IT FURTHER RESOLVED that by our unanimous acknowledgement of his service to the Town of Farmington and its residents, this official recognition shall remain forever retained as an important part of our Town’s history.

BE IT FINALLY RESOLVED that this resolution is to be inscribed in the official minutes of the Town of Farmington Planning Board meeting of January 17, 2018, filed with the Town Clerk and a certified copy hereof conveyed by the Clerk of the Board to Scott Makin.

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

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|---------------|-----|-------------------------------|
| Mr. Bellis | Aye | <i>Adrian Bellis, L.S.</i> |
| Mr. Hemminger | Aye | <i>Edward Hemminger, L.S.</i> |
| Mary Neale | Aye | <i>Mary Neale, L.S.</i> |
| Douglas Viets | Aye | <i>Douglas Viets, L.S.</i> |

Motion carried uananimously.

7. PUBLIC COMMENTS

Mr. Hemminger recognized Mr. Bloss (81 Gannett Road) who has attended every Planning Board meeting for the past three years.

Mr. Hemminger asked others in attendance if there were any other comments for the record. There being none, he entertained a motion to adjourn the meeting.

8. ADJOURNMENT

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

Motion carried by voice vote.

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

The next regular meeting of the Planning Board will be held at the Farmington Town Hall, 1000 County Road 8, Farmington, N.Y. 14425, on Wednesday, February 7, 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