

Town of Farmington

1000 County Road 8
Farmington, New York 14425

PLANNING BOARD
Wednesday, July 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*
Shauncy Maloy
Mary Neale
Douglas Viets

Board Member Excused: Adrian Bellis

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
Don Giroux, Town of Farmington Highway Superintendent
John Weidenborner, Assistant Chief, Farmington Volunteer Fire Association

Applicants Present:
None

Resident Present:
Gerald A. Bloss, 81 Gannett Road, Farmington, N.Y. 14425

1. MEETING OPENING

The meeting was called to order at 7:00 p.m. and the Pledge of Allegiance was recited. With everyone in attendance familiar with the members of the Planning Board and staff, and with the emergency procedures and exits, Mr. Hemminger omitted introductions and the review of procedures this evening.

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

2. LEGAL NOTICE

The following Legal Notice was published in the Canandaigua *Daily Messenger* newspaper on Sunday, July 1, 2018:

LEGAL NOTICE

CANCELLATION

TOWN OF FARMINGTON PLANNING BOARD MEETING

Please take notice that the Town of Farmington Planning Board meeting scheduled for Wednesday, July 11, 2018, has been cancelled. The next regularly scheduled meeting will be July 18, 2018.

3. APPROVAL OF MINUTES OF JUNE 20, 2018

■ A motion was made by MR. MALOY, seconded by MS. NEALE, that the minutes of the June 20, 2018, meeting be approved.

Motion carried by voice vote.

4a. PENDING APPLICATION:

NEW PRELIMINARY SUBDIVISION

PB #0703-18 New Preliminary Subdivision Application

Name: S. B. Ashley and Associates Venture Co., LLC, 700 Powers Building, 16 West Main Street, Rochester, N.Y. 14614

Location: Hathaway’s Corners Project
Southwest corner of State Route 332 and County Road 41

Zoning District: Incentive Zoning

Request: Preliminary Subdivision approval to develop 130.8 acres, includes 85 single-family lots, 61 single-family villas lots, 79 one-story townhomes (4-unit structures), 72 two-story townhomes (4-unit structures), 88 two-story apartments (8-unit structures), approximately 95,900 square feet of commercial/office buildings, an open space area of approximately 12 acres of land surrounding the Hathaway Cemetery, and a community clubhouse/office.

4b. PENDING APPLICATION:**NEW PRELIMINARY OVERALL SITE PLAN****PB #0704-18 New Preliminary Overall Site Plan Application**

Name: S. B. Ashley and Associates Venture Co., LLC, 700 Powers Building, 16 West Main Street, Rochester, N.Y. 14614

Location: Hathaway's Corners Project
Southwest corner of State Route 332 and County Road 41

Zoning District: Incentive Zoning

Request: Preliminary Subdivision approval to develop 130.8 acres, includes 85 single-family lots, 61 single-family villas lots, 79 one-story townhomes (4-unit structures), 72 two-story townhomes (4-unit structures), 88 two-story apartments (8-unit structures), approximately 95,900 square feet of commercial/office buildings, an open space area of approximately 12 acres of land surrounding the Hathaway Cemetery, and a community clubhouse/office.

Mr. Hemminger concurrently opened the discussion on PB #0703-18 and PB #0704-18.

Mr. Brand said that the purpose of Planning Board action this evening on these applications is to determine that the proposed Actions are Type I Actions under the State Environmental Quality Review (SEQR) regulations, that the Planning Board declares its intent to be designated as Lead Agency for making the SEQR determination, that a 30-day public review and comment period be established, that the SEQR Involved Agencies and Interested Agencies be identified, and that the Public Hearings on the Preliminary Subdivision and Preliminary Overall Site Plan applications be scheduled for August 1, 2018.

The following Involved Agencies and Interested Agencies have been identified for these applications:

Involved Agencies:

New York State Department of Environmental Conservation, Region 8 Office
New York State Department of Transportation, Region 4 Office
New York State Department of Transportation, Ontario County Office
New York State Department of Health, Geneva Regional Office
Ontario County Department of Public Works
Canandaigua–Farmington Water and Sewer District
Town of Farmington Highway and Parks Department

Interested Agencies:

Ontario County Department of Planning

Lance S. Brabant, Director of Planning, MRB Group, D.P.C.
James Morse, Town of Farmington Code Enforcement Officer
Matt Heilmann, Town of Farmington Construction Inspector

Mr. Hemminger said that he and Ms. Neale attended the Project Review Committee (PRC) meeting on July 13, 2018, at which these applications were reviewed. He said that the PRC provided valuable feedback to the applicant and to his consulting engineer.

Mr. Brabant said that he is currently reviewing these applications and would have an MRB Group engineering comment letter later this week or early next week. He said the comment letter will address all the SEQR documents, the status of the State Historic Preservation Office (SHPO) review, subdivision and site plan details, drainage reports and engineering reports.

Assistant Chief Weidenborner disclosed that he is an employee of the S. B. Ashley Company and that another representative of the Farmington Volunteer Fire Association would review the plans.

There were no further comments or questions on these applications this evening.

■ A motion was made by MR. VIETS, seconded by MS. NEALE, 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
HATHAWAY’S CORNERS INCENTIVE ZONING PROJECT**

PB #0703-18 Preliminary Subdivision Application
PB #0704-18 Preliminary Overall Site Plan Application

APPLICANT: S. B. Ashley and Associates Venture Co., LLC,
700 Powers Building, 16 West Main Street, Rochester, N.Y. 14614

ACTION: Preliminary Subdivision approval and Preliminary Overall Site Plan approval to develop 130.8 acres, includes 85 single-family lots, 61 single-family villas lots, 79 one-story townhomes (4-unit structures), 72 two-story townhomes (4-unit structures), 88 two-story apartments (8-unit structures), approximately 95,900 square feet of commercial/office buildings, an open space area of approximately 12 acres of land surrounding the Hathaway Cemetery, and a community clubhouse/office.

WHEREAS, the Town of Farmington Planning Board (hereinafter referred to as Board) has received applications for Preliminary Subdivision Plat and Overall Preliminary Site Plan for development of approximately 130 acres of land located at the southwest corner of State Route 332 and County Road 41 (hereinafter referred to as Actions); and

WHEREAS, said applications are submitted in accordance with the provisions contained in Chapter 165 of the Town Code and Town Board Resolution #220 of 2018, for the project known as Hathaway’s Corners Incentive Zoning Project; and

WHEREAS, the Board understands the need to complete the environmental record upon this Action; and

WHEREAS, the Board further understands that the Action is subject to a 30-day public review period, a coordinated review with other Involved and Interested Agencies and the need to have a Lead Agency established for completing the environmental record and for making a determination of significance upon said Actions.

NOW, THEREFORE, BE IT RESOLVED that the Board determines the proposed Actions to be Type I Actions as further defined in Section 617.4 (b) of Article 8 of the New York State Environmental Conservation Law (hereinafter referred to as SEQR).

BE IT FURTHER RESOLVED that the Board determines the proposed Actions under SEQR are subject to a coordinated review with Involved and Interested Agencies requiring a Lead Agency to be established.

BE IT FURTHER RESOLVED that the Board does hereby declare its intent to be designated Lead Agency for these Actions.

BE IT FURTHER RESOLVED that the Board does hereby direct the Town Director of Planning and Development to send out a Project Notification Review Letter and Response Form along with a complete set of drawings and reports to Involved and Interested Agencies, giving notice of a 30-day public review period and providing notice of the above referenced declared intent of the Board to be designated Lead Agency at the Board’s scheduled meeting on Wednesday, September 5, 2018.

BE IT FINALLY RESOLVED that the Board does hereby schedule and directs public notice of said public hearings upon said Actions which are to open on Wednesday evening August 1, 2018 commencing at 7:00 p.m., Eastern Daylight Savings Time, and to continue thereafter as will be determined, to be published and posted in accordance with established procedures.

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

Motion carried.

5a. PENDING APPLICATION:

NEW PRELIMINARY SITE PLAN

PB #0701-18 New Preliminary Site Plan Application

Name: Meyer’s RV Superstore of Farmington, 100 Sanford Road North, Churchville, N.Y. 14428

Location: 6186 and 6200 State Route 96

Zoning District: GB General Business

Request: Preliminary Site Plan approval to construct a 12,000-square-foot building to operate a recreational vehicles sales and repair dealership, a 40-space customer/employee parking lot, a 101-space RV sales display yard, new utilities and a stormwater management facility.

5b. PENDING APPLICATION:

NEW SPECIAL USE PERMIT

PB #0702-18 New Special Use Permit Application

Name: Meyer’s RV Superstore of Farmington, 100 Sanford Road North, Churchville, N.Y. 14428

Location: 6186 and 6200 State Route 96

Zoning District: GB General Business

Request: Special Use Permit approval, in accordance with the provisions of Chapter 165, Article IV, Section 28 D (4) of the Town Code, to operate a recreational vehicle sales and repair dealership on approximately 7.28 acres of land located on the northeast corner of State Route 96 and Mertensia Road.

Mr. Hemminger concurrently opened the discussion on PB #0701-18 and PB #0702-18.

Mr. Brand said that the purpose of Planning Board action this evening on these applications is to determine that the proposed Actions are Type I Actions under the State Environmental Quality Review (SEQR) regulations, that the Planning Board declares its intent to be designated as Lead Agency for making the SEQR determination, that a 30-day public review and comment period be established, that the SEQR Involved Agencies and

Interested Agencies be identified, and that the Public Hearings on the Preliminary Sub-division and Preliminary Overall Site Plan applications be scheduled for August 15, 2018.

The following Involved Agencies and Interested Agencies have been identified for these applications:

Involved Agencies:

New York State Department of Environmental Conservation, Region 8 Office
New York State Department of Transportation, Region 4 Office
New York State Department of Transportation, Ontario County Office
New York State Department of Health, Geneva Regional Office
Canandaigua–Farmington Water and Sewer District
Town of Farmington Highway and Parks Department

Interested Agencies:

Ontario County Department of Planning
Lance S. Brabant, Director of Planning, MRB Group, D.P.C.
James Morse, Town of Farmington Code Enforcement Officer
Matt Heilmann, Town of Farmington Construction Inspector

Mr. Hemminger said that the Town staff determined that the applicant may operate his recreational vehicle sales and service business at this location pending Planning Board consideration of the Site Plan and Special Use Permit applications because the previous owner of the property operated a business of similar uses, i.e., sales and service of automobiles, golf carts, boats and other recreational motor vehicles.

Mr. Hemminger said that he and Ms. Neale reviewed the plans with the applicant at the PRC meeting on July 13, 2018, and encouraged the submission of photographs of the applicant's dealership in Churchville, N.Y. Mr. Brand said that the photographs were received this afternoon by Mr. Morse in the Building Department.

Mr. Brand said that these applications differ slightly from the Hathaway's Corners application by the scheduling of the Public Hearing date of August 15, 2018. He noted that these and the Hathaway's Corners applications are the first to come before the Planning Board under a new procedure in which the Planning Board will set the dates for Public Hearings.

Mr. Hemminger said that the intent of the new procedure is to better manage the flow of applications as they move through the review and approval steps.

Mr. Giroux said that the applicant has closed several entrances to the property from State Route 96. He said that these closures were conditions of the temporary approval to permit the business to open.

Mr. Brabant said that he is currently reviewing these applications and would have an MRB Group engineering comment letter later this week or early next week. He said that his letter will discuss accessibility and maneuverability of fire equipment on the site, drainage and SEQR concerns.

Mr. Hemminger said that the discussion of these applications at the PRC meeting included comments on the parking of recreational vehicles on the site to avoid the blocking of internal driveways for fire equipment access. He asked that Assistant Chief Weidenborner give special attention to this during his review of the plans. Mr. Hemminger said that he especially wants to assure that fire equipment traveling north on Mertensia Road can easily access the site through the Mertensia Road driveway.

Ms. Neale said that the applicant and his consulting engineer seemed receptive to the comments discussed at the PRC meeting.

Mr. Maloy asked about a fence on the property. Mr. Giroux said that a low-level fence is currently shown on the plans. Mr. Viets said that a chain-link fence is depicted on the plans. Mr. Hemminger said that a type of fence would be installed and that access will be through a gate off the Mertensia Road driveway.

There were no further comments or questions on these applications this evening.

■ 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
MEYER'S RV SUPERSTORE OF FARMINGTON PROJECT**

PB #0701-18 Preliminary Site Plan Application
PB #0702-18 Special Use Permit Application

APPLICANT: Meyer's RV Superstore of Farmington, 100 Sanford Road North, Churchville, N.Y. 14428

ACTION: Preliminary Site Plan approval to construct a 12,000-square-foot building to operate a recreational vehicles sales and repair dealership, a 40-space customer/employee parking lot, a 101-space RV sales display yard, new utilities, and a stormwater management facility; and Special Use Permit approval in accordance with the provisions of Chapter 165, Article IV, Section 28 D (4) of the Town Code to operate a recreational vehicle sales and repair dealership on approximately 7.28 acres of land located on the northeast corner of State Route 96 and Mertensia Road.

WHEREAS, the Town of Farmington Planning Board (hereinafter referred to as Board) has received applications for a Special Use Permit and Preliminary Site Plan for development of approximately 7.28 acres of land located at the northeast corner of State Route 96 and Mertensia Road (hereinafter referred to as Actions); and

WHEREAS, said applications are submitted in accordance with the provisions contained in Chapter 165 of the Town Code, for the project known as Meyer’s Finger Lakes RV Project; and

WHEREAS, the Board understands the need to complete the environmental record upon this Action; and

WHEREAS, the Board further understands that the Action is subject to a 30-day public review period, a coordinated review with other involved and interested agencies and the need to have a lead agency established for completing the environmental record and for making a determination of significance upon said Actions.

NOW, THEREFORE, BE IT RESOLVED that the Board determines the proposed Actions to be Unlisted Actions as further defined in Section 617.4 (b) and (c) of Article 8 of the New York State Environmental Conservation Law (hereinafter referred to as SEQR).

BE IT FURTHER RESOLVED that the Board does hereby declare its intent to be designated Lead Agency for these Actions.

BE IT FURTHER RESOLVED that the Board does hereby direct the Town Director of Planning and Development to send out a Project Notification Review Letter and Response Form along with a complete set of drawings and reports to Involved and Interested Agencies, giving notice of a 30-day public review period and providing notice of the above referenced declared intent of the Board to be designated lead agency at the Board’s scheduled meeting on Wednesday, September 5, 2018.

BE IT FINALLY RESOLVED that the Board does hereby schedule and directs public notice of said public hearings upon said Actions which are to open on Wednesday evening August 15, 2018, commencing at 7:00 p.m., Eastern Daylight Savings Time, and to continue thereafter as will be determined, to be published and posted in accordance with established procedures.

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

Motion carried.

6. PLANNING BOARD ACTION ITEMS

Mr. Brand said that resolutions have been prepared for board consideration this evening for:

- MiniTec Framing Systems: Two-Year Maintenance Bond Establishment and Recommendation to the Town Board
- Indus Hospitality Group (Taco Bell and Microtel Hotel Projects): Letter of Credit establishment
- Auburn Meadows Subdivision, Section 9: Surety Establishment for Earthwork Within the Right-of-Way
- Home Leasing (Farmington Gardens II): Partial Letter of Credit Release #2
- Monarch Manor Incentive Zoning Project, Section 1: Release of Surety for Monument Sign, “Welcome to Farmington”
- Auburn Meadows Subdivision, Sections 6N and 6S: Two-Year Maintenance Bond and Recommendation to Town Board

■ A motion was made by MS. NEALE, seconded by MR. VIETS, that the above-listed resolutions 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 Town staff:

**TOWN OF FARMINGTON PLANNING BOARD RESOLUTION
TWO-YEAR MAINTENANCE BOND AND RECOMMENDATION TO TOWN BOARD
TOTAL AMOUNT—\$ 4,417.60
MINITEC FRAMING SYSTEMS, 5602 COUNTY ROAD 41**

WHEREAS, the Town of Farmington Planning Board (hereinafter referred to as Planning Board) has received a request, from Lance S. Brabant, CPESC, Director of Planning Services, MRB Group, D.P.C., the Town Engineers, dated July 9, 2018, to accept a two-year maintenance bond, or other form of surety, for site improvements to be dedicated to the Town, located upon property along the north side of County Road 41, east of Service Steel; and

WHEREAS, the above referenced maintenance bond 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 maintenance bond or other form of surety for these site improvements that are to be dedicated to the Town is a

prerequisite to the release of an existing form of surety which is filed with the Town's Principal Account Clerk; and

WHEREAS, the above referenced maintenance bond or other form of surety is to remain on file and in effect for a period of two-years after formal acceptance by the Town Board of the dedication of the respective site improvements to the Town; and

WHEREAS, under the provisions of Chapter 144-32. F. of the Farmington Town Code, the Planning Board is to render recommendations to the Town Board whether or not to honor the requested maintenance bond or other form of surety 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 recommend that the Town Board take formal action to accept a two-year maintenance bond or other form of acceptable surety in the total amount of \$4,417.60; and to require said surety be filed with the Town prior to the release of the existing letter of credit or other form of surety on file.

BE IT FINALLY RESOLVED that the Clerk of the Board is hereby directed to provide copies of this resolution to the following parties: Glenn Thornton, P.E., Thornton Engineering, 30 Assembly Drive, Suite 106, Mendon, New York 14506; and Jordan Zaffarano, Project Manager, MiniTec Framing Systems, LLC, 5602 County Road 41, Farmington, New York 14425.

**TOWN OF FARMINGTON PLANNING BOARD RESOLUTION
LETTER OF CREDIT ACCEPTANCE
INDUS HOSPITALITY GROUP (TACO BELL AND MICROTTEL HOTEL PROJECTS)—
\$187,566.00**

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 dedicated to the Town which are part of approve site plan drawings for the above referenced project; and

WHEREAS, the Planning Board has also received and reviewed 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 site improvements in the total amount of \$187,566.00.

**TOWN OF FARMINGTON PLANNING BOARD RESOLUTION
SURETY ESTABLISHMENT—EARTHWORK WITHIN RIGHTS-OF-WAY
AUBURN MEADOWS SUBDIVISION, SECTION 9**

WHEREAS, the Town of Farmington Planning Board (hereinafter referred to as Planning Board) has received a request, dated July 16, 2018, from Lance S. Brabant, CPESC, MRB Group, P.C., the Town's Engineering Firm, to approve the establishment of a surety, in the total amount of \$49,998.26 for earth work only within the rights-of-way of Omega Drive and Ackerman Way; and

WHEREAS, the Planning Board has also received and reviewed the Engineer's Estimate of Value, dated July 12, 2018, for the proposed site improvements; 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 surety for these proposed site improvements.

NOW, THEREFORE, BE IT RESOLVED that the Planning Board, after having reviewed the file on this subdivision and the above referenced documentation does hereby recommend that the Town Board take formal action to approve the request to establish a form of surety for site improvements within the two rights-of-way for Omega Drive and Ackerman Way in the total amount of \$49,998.26.

**TOWN OF FARMINGTON PLANNING BOARD
PARTIAL LETTER OF CREDIT RELEASE #2—
HOME LEASING (FARMINGTON GARDENS II)
TOTAL AMOUNT—\$397,395.70**

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

WHEREAS, the request is based upon a letter to the Director from Lance S. Brabant, CPESC, MRB Group, D.P.C., the Town Engineer, dated July 16, 2018, which requests a partial release of funds being held in the Letter of Credit for the above referenced project in the total amount of \$397,395.70; 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 improvements 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 #2) from the Letter of Credit Estimate, in the total dollar amount of \$397,395.70.

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 & Development.

**FARMINGTON PLANNING BOARD RESOLUTION
RELEASE OF SURETY—MONUMENT SIGN, “WELCOME TO FARMINGTON”
MONARCH MANOR INCENTIVE ZONING PROJECT, SECTION 1**

WHEREAS, the Town Planning Board (hereinafter referred to as Planning Board) has received a request from the Town Director of Planning and Development (hereinafter referred to as Director) to advise the Town Board on whether to accept a request to release the form of surety being held by the Town for the above referenced Monument Sign and associated landscaping; and

WHEREAS, said improvements have been reviewed by the Town Code Enforcement Officer and Director, noting that said improvements are complete; and

WHEREAS, it is understood that said monument sign and landscaping are not being dedicated to the Town of Farmington, but instead will be maintained by the Monarch Manor Homeowners Association; and

WHEREAS, it is further understood that said monument sign and landscaping are part of future sections of the Monarch Manor Incentive Zoning Project, that are yet to be developed.

NOW, THEREFORE, BE IT RESOLVED that the Planning Board, in accordance with the provisions within Chapter 144, Section 32, of the Farmington Town Code, does hereby recommend to the Town Board acceptance of this request for the release of surety in the total amount of \$8,000.00.

BE IT FURTHER RESOLVED that copies of this resolution are to be provided to the Town Board for consideration and action at their July 24, 2018, meeting.

BE IT FURTHER RESOLVED that copies of this resolution are to be provided to: the Town Principal Account Clerk; the Town Highway and Parks Superintendent; the Town Water and Sewer Superintendent; the Town Construction Inspector; the Town Code Enforcement Officer; the Town Director of Planning and Development; the Town Engineers, MRB Group, D.P.C.; Walt Baker, D.S.B. Engineers & Architects, P.C.; Joseph Sortino, President, Sortino Properties; and to Anthony DiPrima, A&D Real Estate Development Corporation, LLC.

**TOWN OF FARMINGTON PLANNING BOARD RESOLUTION
TWO-YEAR MAINTENANCE BOND AND RECOMMENDATION TO THE TOWN BOARD
TOTAL AMOUNT—\$68,438.75
AUBURN MEADOWS SUBDIVISION, SECTIONS 6N AND 6S**

WHEREAS, the Town of Farmington Planning Board (hereinafter referred to as Planning Board) has received a request, from Lance S. Brabant, CPESC, Director of Planning Services, MRB Group, D.P.C., the Town Engineers, dated July 18, 2018, to accept a two-year maintenance bond, or other form of surety, for certain site improvements to be dedicated to the Town, that are to be located upon property within a portion of Section 6N and within Section 6S of the Auburn Meadows Subdivision Tract; and

WHEREAS, the above referenced maintenance bond estimate has been reviewed by the Town Construction Inspector and the Town Engineers with both finding the quantities and prices identified in the document, for the portion of improvements to be dedicated at this time, 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 maintenance bond or other form of surety for these partial site improvements in Section 6N and all of the site improvements in Section 6S that are to be dedicated to the Town is a prerequisite to the Town's acceptance of the dedication of these improvements; and

WHEREAS, the above referenced maintenance bond or other form of surety is to remain on file and in effect for a period of two-years after formal acceptance by the Town Board of the dedication of the respective site improvements to the Town; and

WHEREAS, under the provisions of Chapter 144-32. F. of the Farmington Town Code, the Planning Board is to render recommendations to the Town Board whether or not to honor the requested maintenance bond or other form of surety 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 recommend that the Town Board take formal action to accept a two-year maintenance bond or other form of acceptable surety in the total amount of \$68,438.75; and to require said surety be filed with the Town prior to the release of any funds in the remaining letter of credit or other form of surety that is on file for Sections 6N and 6S.

BE IT FINALLY RESOLVED that the Clerk of the Board is hereby directed to provide certified copies of this resolution to the following parties: Farmington Town Board; Farmington Town Clerk; Farmington Town Principal Account Clerk; Anthony DiPrima, A&D Real Estate Development Corporation, LLC; Frank Affronti, President, 104 Contractors; Walt Baker, D.S.B. Engineers & Architects, P.C.

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

Motion carried.

7. OPEN DISCUSSION

Director of Development and Planning:

Mr. Brand discussed the following topics:

- A draft of the Planning Board’s “Annual Report and Recommendation to the Town Board on the *Comprehensive Plan*” will be submitted on August 1, 2018.
- A committee will begin work after September 1, 2018, on the update to the *Comprehensive Plan* which was adopted by the Town Board in 2011. Mr. Brand said that the Town Board has appropriated funds for this update and that a representative from the Planning Board is needed. He said that the update will include the Sewer Master Plan, sidewalk implementation initiatives, and the Auburn Trail Connector Project. Mr. Brand said that several updates to the *Plan* which already have been completed are the Farmland Protection Plan and the Parks and Recreation Master Plan.

- Mr. Brand reviewed the progress of the Auburn Trail Connector Project. He said that the dog-leg segment from the Main Trail to State Route 332 is boxed out and ready for subbase installation; that the segment from the Main Trail into the Auburn Meadows Subdivision is boxed out; and that concrete sidewalks are planned from the State Route 332/Farmbrook Drive intersection north to Canandaigua–Farmington Town Line Road, and then west on Canandaigua–Farmington Town Line Road to the terminus of the Farmington section of the Trail.
- Mr. Brand reported on a meeting which was held with Assemblyman Brian Kolb regarding the impact of the growth of the Town of Farmington as the 13th fastest growing community in the State. Mr. Brand said that a build-out analysis of the Town which was completed just after State Route 332 was improved to four lanes projected a population figure in the year 2025 which Farmington surpassed in 2014. Mr. Brand said that Assemblyman Kolb will help to sponsor legislation to update the study. Mr. Brand also said that he requested Assemblyman Kolb to support the installation of sidewalks on the east side of State Route 332 along the frontage of the State Police Troop E Headquarters. Mr. Brand said that this project should be considered as an obligation on the part of the State because of the Town's site plan policy which requires the installation of sidewalks on State Route 332 which are funded by private-sector developers during the construction of their projects.
- Mr. Brand said that two applications for solar energy installations are being planned (i.e., one on Yellow Mills Road and the other at the intersection of State Route 96 and Payne Road), both of which will be coming to the Planning Board next month.
- An amendment to the site plan for the Rochester Gas & Electric Corporation substation on Hook Road is under consideration to increase power storage capacity for the proposed solar-power projects, the increasing demands for power and the demands for power in the future from the proposed Empire Pipeline Pumping Station project.
- A public information meeting will be held on Tuesday, July 31, 2018, at 7:00 p.m. at the Town Hall on the Transportation Alternatives Program (TAP) sidewalk grant application.
- Mr. Brand invited Planning Board members and Town staff to visit the Auburn Trail Connector Project construction site during non-construction hours, accessing the site near the area where Ivory Drive will cross the Trail and extend to the State Route 332/Farmbrook Drive intersection. He recommended that board members park at the Cobblestone Arts Center bus garage area and walk onto the Auburn Trail site from there.
- Mr. Brabant has delivered the new Town street map. Copies are available in Mr. Brand's office.

Highway Superintendent:

Mr. Giroux discussed three-way-stop intersections and other traffic safety and calming initiatives which have been and are planned for installation in the Auburn Meadows Subdivision. He said that he continues to study the intersections and crosswalks to improve traffic/pedestrian safety in this area.

Mr. Giroux said that a request to the New York State Department of Transportation to reduce the speed limit on portions of Hook Road from 55 mph to 40 mph has been denied. He said that the Town's speed sign has been moved to Hook Road in response to residents' concerns about the speed of motorists. He also said that the Town's traffic control officer will monitor the speed on this section of Hook Road.

Town Engineer:

Mr. Brabant discussed ongoing projects by MRB Group on behalf of the Town which include the Transportation Alternates Program sidewalk grant application, the redesign of Canandaigua–Farmington Town Line Road, construction of the pedestrian bridges over Beaver Creek, sidewalk design on Beaver Creek Road, the Ivory Drive connection from the Auburn Meadows Subdivision to the signalized intersection at Carmen's Way and State Route 332, and the Sewer Capacity Study to determine the impact of the new developments (now under construction and proposed) on the long-term capacity of the main sewer trunk line.

Mr. Brabant also discussed the ongoing entry of easements and infrastructure data into the Town's electronic Geographic Information System (GIS). He noted that Town staff are now providing MRB Group with easement documents on a regular basis. When these documents are received, this information is uploaded into the electronic GIS.

Farmington Volunteer Fire Association:

Assistant Chief Weidenborner reported that the fire department's off-road vehicle for responses on the Auburn Trail Connector has been delivered. He said that training is underway and that the vehicle will be in service by the end of August.

Planning Board Members' Comments:

Mr. Hemminger recommended that an Amended Site Plan for the Collett Woods Phase III housing development be submitted to the Planning Board for the removal of a portion of the Walking Trail at the request of Rochester Gas & Electric Corporation (RG&E) to avoid having this section of the Walking Trail atop an RG&E easement. Mr. Hemminger explained that relocating the route of the Walking Trail outside the RG&E easement would create safety and privacy concerns for the residents living near the Walking Trail.

He said that relocating the Walking Trail closer to the residential units would be too close to the privacy fencing.

Mr. Hemminger said that this was discussed with the applicant at the PRC meeting on July 13, 2018, and that it was the consensus of the Project Review Committee and the applicant that an Amended Site Plan application will be submitted.

Mr. Hemminger also noted that a member of the Planning Board is needed to serve on the *Comprehensive Plan Update Committee*.

8. PUBLIC COMMENTS

None.

8. ADJOURNMENT

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

Motion carried by voice vote.

The meeting was adjourned at 8:00 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, August 1, 2018, at 7:00 p.m.

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

Respectfully submitted,

John M. Robortella,
Clerk of the Farmington Planning Board

L.S.