

Town of Farmington

1000 County Road 8
Farmington, New York 14425

PLANNING BOARD **Wednesday, June 20, 2018, 7:00 p.m.**

MINUTES—APPROVED

The following minutes are written as a summary of the main points that were made and are the official and permanent record of the actions taken by the Town of Farmington Planning Board. Remarks delivered during discussions are summarized and are not intended to be verbatim transcriptions. An audio recording of the meeting is made in accordance with the Planning Board adopted Rules of Procedure. The audio recording is retained for 12 months.

Board Members Present: Edward Hemminger, *Chairperson*
Adrian Bellis
Shauncy Maloy
Mary Neale
Douglas Viets

Staff Present:
Lance S. Brabant, CPESC, Town of Farmington Engineer, MRB Group, D.P.C.
Ronald L. Brand, Town of Farmington Director of Development and Planning
Dan Delpriore, Town of Farmington Code Enforcement Officer
Don Giroux, Town of Farmington Highway Superintendent

Applicants Present:
Max Heagney, LeFrois Builders LLC, 1020 Lehigh Station Road, Henrietta, N.Y. 14467
J. Lincoln (Linc) Swedrock, P.E., BME Associates, 10 Lift Bridge Lane East,
Fairport, N.Y. 14450
Harry Wells, American Properties of WNY, LLC (American Equipment, LLC), 6112 Collett
Road, Farmington, N.Y. 14425

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

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

2. APPROVAL OF MINUTES OF JUNE 6, 2018

■ A motion was made by MS. NEALE, seconded by MR. BELLIS, that the minutes of the June 6, 2018, meeting be approved.

Motion carried by voice vote.

3. CONTINUED PRELIMINARY SITE PLAN

PB #0601-18.1 Continued Preliminary Site Plan Application

Name: American Properties of WNY, LLC, 6112 Collett Road, Farmington, N.Y. 14425

Location: Northeast corner of the State Route 332/Collett Road Intersection (American Equipment LLC, 6112 Collett Road)

Zoning District: GB General Business

Request: Construction of a one-story 18,500-square-foot maintenance building and associated site improvements on approximately 8.4 acres of land

Mr. Hemminger resumed the consideration of this application which had been continued from the meeting on June 6, 2018.

Mr. Swedrock of BME Associates presented this application. Mr. Wells of American Equipment LLC and Mr. Heagney of LeFrois Builders also attended.

Mr. Swedrock reported that the application was presented to the Ontario County Planning Board on June 13, 2018, and returned to the Farmington Planning Board with comments, as follows:

1. As this location is a key gateway to Farmington and the Finger Lakes Region, the Town should consider extending its required landscape maintenance bond from 1 year to 3 years.
2. Any on-site fuel storage and other toxic vehicle maintenance materials should be used and stored in compliance with NYSDEC requirements to ensure any spill of such materials does not adversely impact the environment.

3. In response to questions, the applicant's representative offered the following clarifications:
 - a. The gravel surface, drainage swales and bioretention area will filter runoff from the parking storage area before it enters the stormwater pond.
 - b. The property owner will execute a stormwater facility maintenance agreement with the Town.
 - c. The berm will be graded to a natural shape transitioning from approximately 40 feet wide at the base to 10 feet at the top. Landscaping will be planted in clusters along the slope of the berm.

Board Motion: To retain Referral #83-2018 as a Class 1 and return it to the local board with comments.

Motion made by: Carol O'Brien

Seconded by: Marty Avila

Vote: 13 in favor, 0 opposed, 0 abstentions. Motion carried.

Mr. Swedrock said that the following items have been addressed since the previous Planning Board meeting on June 6, 2018:

- Responses to the MRB Group engineering comment letter were provided.
- The landscape plan has been revised.
- The floor plan and building elevation drawings have been revised. The plans now show additional detail of the outdoor storage area.
- A letter dated June 14, 2018, was submitted to the Town from Timothy O. Lawless of American Properties of WNY, LLC, in which he reported that, "... we are in agreement with the Town ordinance on removing the billboards. We are willing to break the lease currently being upheld and remove the billboard prior to any C of O being issued for the new building. That said, we will remove the board after the first of the year 2019, if the building is not complete and/or ready for a C of O."

Mr. Swedrock distributed color elevation renderings of the proposed structure, and color samples and textures of the building materials.

He explained that several areas on the front façade of the structure have been bumped out and that additional landscaping has been added along the structure and along State Route

332 to provide better screening from the road. Mr. Swedrock also reviewed the outdoor equipment storage area and the orientation of the structure and the storage area on the lot. He said that the applicant feels strongly that the proposed configuration is the best orientation for the efficiency of the business operation.

Mr. Swedrock said that although a Federal wetland is depicted upon a map of the site, a site inspection found no hydric soils, no wetland vegetation and no drainage patterns which would indicate a regulated wetland. He noted that the site has been plowed and is dry.

Mr. Swedrock described the outdoor equipment storage area. Mr. Wells said that the storage area would be used only for retail preparation of the equipment to be sold. He said that no storage containers would be on the property and that his intention is to have the new structure and the site be a showplace.

Mr. Brand discussed the Ontario County Planning Board's (OCPB) comment regarding the extension of the required landscape maintenance bond from one year to three years. He explained that the Town requires a two-year landscape maintenance bond and that an amendment to the Town Code would have to be approved by the Town Board to increase the time of the bond to three years. He said that he was not sure that the Town Board would be receptive to a proposed code amendment based upon this comment by the OCPB.

Mr. Brand said that the Stormwater Pollution Prevention Plan (SWPPP) has been submitted to the Town and has been forwarded to the Ontario County Soil and Water Conservation District for review. He said that he has prepared a draft resolution for board consideration this evening for approval with conditions of the Preliminary Site Plan application.

Mr. Giroux said that the revised design of the structure and the additional landscaping address his concerns about the appearance of the structure from State Route 332 as the "Gateway to the Finger Lakes." He said that the revisions well complement the road.

Mr. Delpriore said that Town Code Enforcement Officer James Morse provided a code interpretation to the Planning Board and that the Building Department has no further questions on the application. Mr. Hemminger noted that the Town Code interpretation was forwarded to all members of the Planning Board prior to this evening's meeting.

Mr. Brabant acknowledged receipt of Mr. Swedrock's responses to the MRB Group engineering comment letter. He said that Mr. Swedrock and the applicant are working with the Town to provide easements for the public utilities on the property. He said that the easements will be provided at the time of the submission of the Final Site Plan application. Mr. Brabant said that the applicant is also working with an archaeological consultant to complete the site review for the State Historic Preservation Office (SHPO). He said that the site inspection confirms that there is no wetland on the property and that a subsequent report will be submitted for the application file.

Mr. Brabant said that cut and fill calculations will be provided. He said that it appears that there may be excess topsoil available which would alleviate concerns that additional fill would have to be brought to the site.

Mr. Viets asked about the landscaping on the east side of the proposed structure which would be visible from Collett Road. Mr. Heagney said that he concentrated the efforts on revised landscaping and screening on the south and west sides of the structure as requested by the board at the previous meeting and that trees and landscaping also would be planted on the east side.

Mr. Viets said that although the revised landscaping plan is an improvement from the previous submission he would still like to see more evergreens for better screening in winter months. He said that the revised landscape plan as submitted seems heavily deciduous.

Mr. Viets requested that elevations be provided of the structure and the landscape berm as to be seen by motorists on State Route 332. Mr. Hemminger said that these elevation views could be submitted with the Final Site Plan application. Mr. Swedrock noted that he would provide the additional renderings as requested.

Mr. Viets asked about the screening of equipment to be located on the stone pad of the outdoor storage area. Mr. Swedrock said that more landscaping could be added on the west side of the site above the retention pond. Mr. Wells said that the berm along State Route 332 could be increased in height depending upon the amount of excess material which would become available. Mr. Hemminger suggested that the top of the berm be wide enough to provide adequate room for the trees and landscaping to grow if the height of the berm is increased. Mr. Wells also noted that he has no objections to mixing a variety of evergreens and deciduous trees as suggested by Mr. Viets.

Mr. Viets said that his main concern is the screening of the structure from the view of motorists as they enter the Town on State Route 332 off the New York State Thruway. He said that the current landscape plan is heading in the right direction.

Ms. Neale said that a sidewalk from the new structure to Collett Road is not depicted upon the plans. Mr. Hemminger said that a sidewalk from a new structure to the road has been traditionally required of other applicants by the Planning Board. Mr. Wells said that the new structure is not a retail operation and is a maintenance facility for employees only. He asked if the installation of a sidewalk could be asphalt. Mr. Swedrock said that he believed that the sidewalk could be asphalt. Mr. Hemminger said that the sidewalk material should be discussed with the Code Enforcement Officer. Mr. Brabant said that the sidewalk material could be asphalt if it complies with Americans With Disabilities Act requirements and with the Town Code. Mr. Wells asked if the driveway could be widened and then the pedestrian walkway portion striped to identify the walkway. Mr. Hemminger felt that this would be a feasible option and asked that he discuss this with the Code Enforcement Officer. Mr. Hemminger noted that sidewalks would be required

for this site if the remaining front portion of this lot is developed for a future commercial use.

Mr. Bellis asked about the site layout and the existing structure on the property. Mr. Wells said that much of the materials currently stored outdoors would be removed from the site and would not be relocated to the new outdoor storage pad. He said that a great deal of gravel and stone would be removed. Mr. Wells said that the company has a two-year lease with the owners of Rochester Lumber and that much of the material would be removed. He said that other materials which are owned by Villager Construction also would be removed from the site.

Mr. Bellis asked about the size of the outdoor storage area and if all of this area is really needed. Mr. Wells said that it would be sparse in summer and would have a greater amount of equipment stored in the winter.

Mr. Bellis said that the size of the structure and its potential view from State Route 332 still bothers him. He said that the proposed screening and landscaping will not completely obscure the structure from the view of motorists on State Route 332.

Mr. Viets said that it is difficult for the board to determine the view from State Route 332 without elevation renderings. He also requested these renderings. Mr. Viets said that although the landscaping may screen the view of the structure coming from the south, the structure will still have a solid wall view along the western side. He said that the board is relying heavily on the berm along State Route 332 to screen the western façade.

Mr. Bellis said that he would not want motorists coming from the New York State Thruway to see the structure. Mr. Wells said that motorists exiting the Thruway currently see a trailer park, a gas station, a cluster of apartments and a bank ATM. He said that this project will provide a landscaped area and pond and will be well kept and organized. He said that perhaps Mr. Bellis was just being too critical.

Ms. Neale emphasized that elevation renderings of the structure as to be seen by motorists on State Route 332 will greatly assist the Planning Board in the consideration of this application and the perspective of the structure and the proposed landscaping. She said that these elevations would be a big help.

Mr. Bellis asked about the height of the proposed structure. Mr. Heagney said that the height of the structure will be 26 feet.

Mr. Bellis asked about the height of the overhead doors. Mr. Heagney said that the height of the overhead doors will be 14 feet to accommodate the use of a crane inside the building.

Mr. Maloy said that he does not share the concerns of several other board members about the view of the structure from State Route 332. He said that the berm along State Route 332 would be about 10 feet higher than the road. Mr. Maloy said that he is more con-

cerned about the view over the retention pond from State Route 332 (southbound or northbound) of the gravel storage area. He said that he would like to see more screening on the opposite side of the retention pond to further screen this area.

Mr. Heagney noted that the berm along State Route 332 will be in the location of the current advertising billboards. Mr. Swedrock said that by the time motorists reach this area they will begin to view the existing Park and Ride parking lot and would not see much of the structure or the applicant's site. Mr. Hemminger noted that motorists travelling at about 55 mph would be going fast, would be paying attention to traffic as they near the Thruway toll booths, and would probably not see the structure.

Mr. Bellis asked if the color scheme of the existing building would be changed to match the color scheme of the new structure. Mr. Wells said that there are no plans to change the colors of the existing building.

Mr. Viets asked about the potential use of the front outparcel. Mr. Swedrock said that the applicant currently has no plans for the future use of this area. He said that stormwater quality for this area has been calculated for the current project but that stormwater quantity for this outparcel would have to be addressed at the time of future development.

Mr. Hemminger asked about consideration of a separation of some type in the parking lot to differentiate between parking for visitors and the movement of large trucks. Mr. Swedrock noted that the new structure would be for employees only. Mr. Hemminger said that the Planning Board typically considers measures that could be used in the future if the property is sold and there is a change in use. He said that this is just a thought and could make the property more marketable for a future sale. Mr. Swedrock said that the layout of the site has a great deal of flexibility for a future user.

Mr. Hemminger asked if there were further comments or questions from the Town staff. There were no further comments or questions from the Town staff.

Mr. Viets asked if the stone pad area would be watered. Mr. Wells explained that the pad would be composed of ground asphalt to provide a clean and dust free area. He said that he did not want the pad to look like a junk yard.

Mr. Brand asked for clarification on the use of storage containers or building materials in the outdoor storage area. Mr. Hemminger suggested that a condition of Preliminary Site Plan approval be included that the outdoor storage area is not to be used for building/construction materials or containers and that it be used only for the sale or rental or equipment and for equipment which is being repaired. It was the consensus of the board that these be included as conditions of approval in the draft Preliminary Site Plan resolution.

Mr. Viets asked about screening of the property for motorists proceeding westbound on Collett Road. Mr. Brand noted that existing trees on an adjacent property already screen this view.

Mr. Brand asked for clarification on Mr. Maloy's comments concerning the view of the retention pond from State Route 332. Mr. Maloy said that he was asking if it would be better to add screening on the other side of the retention pond near the stormwater management facility. Mr. Swedrock said that stormwater would flow from the site into the retention pond and that he preferred to avoid adding additional plantings in this area which could impede the flow of stormwater.

Mr. Giroux said that the elevation of the land along State Route 332 would be too high for motorists traveling northbound on State Route 332 toward the Thruway toll booths to see downward toward the retention pond. He said that the view of the Park and Ride parking lot comes quickly and that motorists would probably overlook the view of the applicant's site at this point on the highway.

Mr. Bellis asked about the outdoor display of equipment along Collett Road near the intersection with State Route 332. Mr. Wells said that he has no plans to have equipment on display down by the road. He said that he speaks with Code Enforcement Officer James Morse from time to time regarding equipment which is displayed along the road now and then. He said that he has no plans to display equipment down by the road.

Mr. Viets asked about the effect of the berm along State Route 332 upon the existing power lines. Mr. Swedrock said that the berm would be constructed a distance away from the utility poles and power lines which are located within the highway right-of-way. He said that the berm would be located about five to 10 feet away from the right-of-way.

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

Mr. Hemminger then asked the clerk to read aloud the following State Environmental Quality Review (SEQR) resolution:

**TOWN OF FARMINGTON PLANNING BOARD RESOLUTION
CRITERIA FOR DETERMINING SIGNIFICANCE**

PB #0601-18.1

**APPLICANT: American Properties of WNY, LLC (American Equipment),
6112 Collett Road, Farmington, N.Y. 14425**

**ACTION: Preliminary Site Plan Application to construct an 18,500-
square-foot maintenance building and associated site
improvements on approximately 8.4 acres of land located
north of Collett Road and east of State Route 332**

WHEREAS, the Town of Farmington Planning Board (hereinafter referred to as Planning Board), based upon review of the Criteria contained in §§ 617.4 and 617.5 of NYCRR, Article 8, New York State Environmental Conservation Law, has found the above referenced Action to be an Unlisted Action; and

WHEREAS, the Planning Board is the only involved agency, as defined under the SEQR Regulations and, therefore, is designated the Lead Agency for this action; and

WHEREAS, the Planning Board has reviewed the completed Part 2 of the Short Environmental Assessment Form (EAF); and

WHEREAS, the Planning Board has reviewed the completed Part 3 of the Short EAF.

NOW, THEREFORE, BE IT RESOLVED that the Planning Board does hereby accept the findings contained in Parts 2 and 3 of the Short EAF and directs the Planning Board Chairperson to sign and date the Short EAF Part 3.

BE IT FURTHER RESOLVED that the Planning Board reasonably concludes the following impacts are expected to result from the proposed Actions, when compared against the criteria in Section 617.7 (c):

- (i) there will not be a substantial adverse change in existing air quality, ground or surface water quality or quantity, traffic noise levels; a substantial increase in solid waste production; a substantial increase in potential for erosion, flooding, leaching or drainage problems;
- (ii) there will not be large quantities of vegetation or fauna removed from the site or destroyed as the result of the proposed action; there will not be substantial interference with the movement of any resident or migratory fish or wildlife species as the result of the proposed action; there will not be a significant impact upon habitat areas on the site; there are no known threatened or endangered species of animal or plant, or the habitat of such species; or, are there any other significant adverse impacts to natural resources on the site;
- (iii) there are no known Critical Environmental Area(s) on the site which will be impaired as the result of the proposed action;
- (iv) the overall density of the sites is consistent with the Town's Comprehensive Plan land use recommendations;
- (v) there are no known important historical, archeological, architectural, or aesthetic resources on the site, or will the proposed action impair the existing community or neighborhood character;
- (vi) there will not be a major change in the use of either the quantity or type of energy resulting from the proposed action;
- (vii) there will not be any hazard created to human health;

- (viii) there will not be a substantial change in the use, or intensity of use, of land including open space or recreational resources, or in its capacity to support existing uses;
- (ix) there will not be a large number of persons attracted to the site for more than a few days when compared to the number of persons who would come to such a place absent the action;
- (x) there will not be created a material demand for other actions that would result in one of the above consequences;
- (xi) there will not be changes in two or more of the elements of the environment that when considered together result in a substantial adverse impact; and
- (xii) there are not two or more related actions which would have a significant impact upon the environment.

BE IT FURTHER RESOLVED that based upon the information and analysis above and the supporting documentation, the Board determines that the proposed action WILL NOT result in any significant adverse environmental impacts.

BE IT FINALLY RESOLVED that the Board directs that copies of this determination be filed as provided for under the SEQR Regulations.

Following the reading of the resolution, Mr. Viets asked about the possible wetlands on the property and about the State Historic Preservation Office (SHPO) review of the site. Mr. Brabant said that Mr. Swedrock would provide written reports from the consultants' reviews of the site regarding these topics.

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

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

Motion carried.

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

The following two additional conditions of approval were added to the draft resolution, i.e.:

New Condition #5: There shall be no outdoor storage of construction material or containers. A note to this effect is to be added to the plans.

New Condition #6. Outdoor storage shall consist only of rental equipment and of equipment being sold or repaired. A note to this effect is to be added to the plans.

**FARMINGTON PLANNING BOARD RESOLUTION
PRELIMINARY SITE PLAN APPROVAL**

PB #0601-18.1

**APPLICANT: American Properties of WNY, LLC (American Equipment),
6112 Collett Road, Farmington, N.Y. 14425**

**ACTION: Preliminary Site Plan Application to construct an 18,500-
square-foot maintenance building and associated site
improvements on approximately 8.4 acres of land located
north of Collett Road and east of State Route 332**

WHEREAS, the Town of Farmington Planning Board (hereinafter referred to as the Board) has, at tonight’s meeting re-opened this application for public comment and board deliberation; and

WHEREAS, the Board has given consideration to the Ontario County Planning Board referral #83-2018, and recommendation that this be a Type I Classification, under the provisions of Sections 239-1 and –m of the New York State General Municipal Law, which was made at its June 13, 2018, meeting; and

WHEREAS, the Board has given consideration to the additional information and revised drawings submitted to the Town Director of Planning and Development by e-mail dated June 15, 2018, which includes a response letter to the Town Engineer’s review letter dated June 7, 2018; a revised landscape plan; a revised floor plan and building elevations; a plan delineating the outdoor storage areas; and a letter from the applicant dated June 14, 2018, regarding ending the lease agreement and removing the billboards, and the removal of the boards after the first of 2019, if the building is not complete and or ready for a Certificate of Occupancy being issued.

NOW, THEREFORE, BE IT RESOLVED THAT the Board does hereby move to grant Preliminary Site Plan Approval with the following conditions:

1. The set of Preliminary Site Plan drawings, prepared by BME Associates, having a date of May 2018, identified as Project Number 2579-02, consisting of drawings numbered 2579-02 through 2579-10 are to be further amended as follows:

- a. The Cover Sheet is to be revised to read . . . “American Equipment Preliminary Site Plan;” and
 - b. The responses to the report contained in the Town Engineer’s June 7, 2018, letter to the Director of Planning and Development are to be accepted by the Town Engineer and changes made to the drawings identified prior to submission to the Town for signatures; and
 - c. The three changes cited in the Town of Farmington Water and Sewer memo, dated 06/09/18, regarding Project No. PB 0601-18 are to be made on the appropriate drawings prior to submission for signatures; and
 - d. The comments numbered 2, 3, 4, 5, 6, 7, 8, 10 and 11 are to be addressed on revised Preliminary Site Plan drawings prior to submission for signatures; and
 - e. All drawings submitted for consideration by the Planning Board, as part of Preliminary Site Plan approval are to have a note stating that . . . “the drawing is supplemental to the set of revised Preliminary Site Plan drawings referenced above herein, a File #PB0601-18.1 is to be added to each drawing, a signature line is to be added to each drawing for the Planning Board Chairperson and a date is to be added to each drawing;” and
 - f. The revised Exterior Elevation Drawing, A-3, prepared by LeFrois Builders & Developers, is to reflect the landscaping being proposed adjacent to the structure and to show the locations for the building mounted lights; and
 - g. Revision boxes are to be added to all drawings being submitted for signatures.
2. A note is to be added to the revised Preliminary Site Plan drawing stating the contents of the June 14, 2018, letter to the Farmington Town Board, that being the commitment proposed by the responsible member of American Properties of WNY, LLC is accepted by the Planning Board, on June 20, 2018; and that a condition of Final Site Plan Approval for this project will be the removal of the existing outdoor advertising commercial speech signs from the property by January 1, 2019, or prior to the issuance of a Certificate of Occupancy by the Town Code Enforcement Officer, whichever comes first.
 3. Preliminary Site Plan approval does not include Sign Site Plan approval. If the applicant desires to have commercial speech signage added to the Final Site Plan drawings then that approval process can occur at that time.
 4. Once all amendments have been made to the set of revised drawings and attachments, then one set of the drawings is to be submitted to the Town Code

Enforcement Officer for his review. Once accepted, then a total of five (5) sets of drawings are to be submitted for signing by the various town departments, the town engineer and then the Planning Board Chairperson.

- 5. There shall be no outdoor storage of construction material or containers. A note to this effect is to be added to the plans.
- 6. Outdoor storage shall consist only of rental equipment and of equipment being sold or repaired. A note to this effect is to be added to the plans.
- 7. Once signed Preliminary Site Plan drawings have been completed, then the applicant may submit Final Site Plan drawings to the Town Code Enforcement Officer for placement on a future planning board agenda.

Following the reading of the resolution, Mr. Hemminer asked about the building-mounted commercial speech sign which is depicted upon the color elevation of the structure which was distributed earlier in the meeting by Mr. Swedrock. Mr. Brand said that there would be no need for a separate sign site plan application if the sign as depicted on the elevation complies with the Town Code. He said that a separate sign site plan application would be required if the applicant desires additional signage and/or if the sign as depicted does not comply with the Town Code. He requested that Mr. Swedrock consult with Mr. Morse on this.

Mr. Hemminer asked Mr. Wells if he understood the resolution and agreed with the conditions. Mr. Wells said that he understood the resolution and that he agreed with the conditions.

Mr. Swedrock asked about Condition #2 regarding the removal of the advertising billboards on the property. Mr. Brand explained that the billboards—which are a nonconforming use—would have to be removed prior to the issuance of a Certificate of Occupancy.

Mr. Hemminger said that the Code Enforcement Officer has determined that this Preliminary Site Plan application reflects a permitted use upon the property and that no zoning variances and no Special Use Permits are required. He also said that Mr. Wells has indicated his understanding of the draft resolution and his agreement with the conditions of approval.

Mr. Hemminger asked if there were any further questions or comments on this application from members of the Planning Board. There were no further questions or comments from members of the Planning Board.

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

Adrian Bellis	Nay
Edward Hemminger	Aye

Shauncy Maloy	Aye
Mary Neale	Aye
Douglas Viets	Nay

Motion carried.

4. **PLANNING BOARD ACTION ITEMS**

DiFelice Industrial Complex: Letter of Credit Establishment Hickory Rise Subdivision, Section 4: Letter of Credit Establishment

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

- DiFelice Industrial Complex: Letter of Credit Establishment—Site Improvements
- Hickory Rise Subdivision, Section 4: Letter of Credit Establishment—Site Improvements

Mr. Maloy disclosed that he was employed by a firm which worked on one of these projects. He asked if he should abstain from voting due to a possible conflict of interest. He said that he has no personal financial interest in the applications. Mr. Hemminger and Mr. Brand determined that Mr. Maloy would not have to abstain because he does not have a financial interest or a conflict of interest in the applications.

■ A motion was made by MR. BELLIS, seconded by MR. VIETS, that the above-listed Letters of Credit establishment for the DiFelice Industrial Complex and the Hickory Rise Subdivision (Section 4) 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 LETTER OF CREDIT ESTABLISHMENT DIFELICE INDUSTRIAL COMPLEX—SITE IMPROVEMENTS

WHEREAS, the Town of Farmington Planning Board (hereinafter referred to as Planning Board) has received a request dated June 13, 2018, from Lance S. Brabant, CPESC, MRB Group, D.P.C., the Town Engineers, recommending acceptance of a letter of credit for site improvements within the DiFelice Industrial Complex; and

WHEREAS, the Planning Board has also received and reviewed the applicant's engineer's Estimate of Value for the approved 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 the letter of credit.

NOW, THEREFORE, BE IT RESOLVED that the Planning Board, after having reviewed the file on this approved final site plan and the recommendations from the Town Engineer and the Town Construction Inspector, and does hereby recommend that the Town Board take formal action to approve the request to establish a letter of credit in the total amount of \$413,671.33 for site improvements within the above referenced project.

**TOWN OF FARMINGTON PLANNING BOARD RESOLUTION
LETTER OF CREDIT ESTABLISHMENT
HICKORY RISE SUBDIVISION, SECTION 4—SITE IMPROVEMENTS**

WHEREAS, the Town of Farmington Planning Board (hereinafter referred to as Planning Board) has received a request dated June 13, 2018, from Lance S. Brabant, CPESC, MRB Group, D.P.C., the Town Engineers, recommending acceptance of a Letter of Credit for site improvements within Section 4 of the Hickory Rise Subdivision; and

WHEREAS, the Planning Board has also received and reviewed the applicant’s engineer’s Estimate of Value for the approved 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 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 Engineer and the Town Construction Inspector, does hereby recommend that the Town Board take formal action to approve the request to establish a Letter of Credit in the total amount of \$1,170,322.13 for site improvements within Section 4 of the Hickory Rise Subdivision Tract.

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

Motion carried.

5. OPEN DISCUSSION

Director of Development and Planning:

Mr. Brand discussed the following topics:

a. Auburn Trail Connector Project:

The Auburn Trail Connector runs for three miles connecting County Road 41 and Canandaigua–Farmington Town Line Road. The project involves the development of a multi-use trail that will provide a bicycle and pedestrian connection between the existing Auburn Trail and four subdivision neighborhoods located on and near Canandaigua–Farmington Town Line Road and other key area destinations.

Mr. Brand said that the portion of the Auburn Trail near the Cobblestone Arts Center and the intersection with State Route 332 at Farmbrook Drive will be constructed with a blacktop surface. He said that a 10-foot-wide sidewalk will be constructed on the west side of State Route 332 extending south to the Canandaigua–Farmington Town Line Road, then extending west along the north side of the Canandaigua–Farmington Town Line Road for 800 feet to a crosswalk which will lead to the south side of the road. During the interim until the road is reconstructed and bike lane and sidewalk are installed, the project will involve a four-foot widening and striping for a bike lane. This section continues west to Section 6S of the Auburn Meadows Subdivision Tract where it then turns north reconnecting with the abandoned railroad bed near the Ivory Drive crossing.

Mr. Brand said that eventually the Trail will continue south through the Town of Canandaigua and into the City of Canandaigua to connect with Ontario Pathways and the Finger Lakes Trails. Mr. Brand said that temporary improvements to the shoulder of Canandaigua–Farmington Town Line Road for pedestrians and bicyclists will be made as part of the Trail project.

A six-car parking area for users of the Auburn Trail Connector will be constructed near the Trail intersection with the new section of Ivory Drive. (Ivory Drive will be extended to the east connecting with Carmen’s Way. Carmen’s Way will then continue southeast to the signalized intersection at State Route 332 and Farmbrook Drive.)

b. Consolidated Funding Application (CFA) for Beaver Creek Park, Phase 1

Mr. Brand said that the design of Phase 1 of the development of Beaver Creek Park and the preparation of the 2018 Consolidated Funding Application (CFA) to the New York State Office of Parks, Recreation and Historic Preservation for \$500,000 in State matching funding are now in progress.

He said that the cost of Phase 1 is estimated at \$2 million and will include drainage, utilities and infrastructure; athletic fields; a playground; a network of walking trails; parking; site work; and landscaping.

The Town Board has set aside \$1.2 million for Phase 1. He said that a decision on the grant application is expected in November or December of this year. Upon approval of the State grant, final detail design plans would be prepared and formal bids would be sought in 2019. Town staff could perform some of the work, such as installation of water and sewer lines.

Mr. Brand said that Town officials met with representatives of the State Office of Parks, Recreation and Historic Preservation following the 2017 CFA for the Beaver Creek Park project to understand how the Town could strengthen the 2018 CFA grant application. He said that personal letters of support of the park project from residents (instead of a form letter) would better benefit the application. He said that these letters of support could be in the form of a written letter or an e-mail, and that both forms were to be submitted to Supervisor Ingalsbe's office for inclusion in the electronic CFA submittal.

Mr. Brand explained that previously, as part of the 2017 CFA, some residents wrote to the State suggesting that the Auburn Trail Connector and the Beaver Creek pedestrian bridges were more important projects to complete prior to the development of Beaver Creek Park. He said that these comments, which were felt to be in the Town's best interests, sent the wrong message to the State and conveyed the impression to the State that the park grant application was out of sync with the residents' priorities. He also strongly encouraged residents to submit letters or e-mails in support of the development of the park for the 2018 application.

c. Transportation Alternatives Program (TAP)

Mr. Brand discussed the Transportation Alternatives Program (TAP) which is a grant program administered by the New York State Department of Transportation (DOT). The Program makes funding available to support bicycle, pedestrian, multi-use path and non-motorized transportation-related projects, as well as programs and projects which reduce congestion and improve air quality.

Mr. Brand said that several areas have been identified in the Town in which residents who do not drive or have access to motor vehicles continue to have difficulty walking to stores and other commercial locations for their daily needs. He noted that walking on the shoulders of many of the roads is not desirable for safety concerns associated with the increasing volumes of traffic traveling through the developed portions of the Town.

The initial sub-areas which have been identified for sidewalk installations are:

- Mertensia Road in the vicinity of the existing intersection of State Route 96 and Mertensia Road and along both sides of Elizabeth Way.
- Along the north side of State Route 96 between Glen Carlyn and opposite Finger Lakes Gaming and Racetrack on State Route 96 to the Fairdale Glen Townhouse project.
- Beaver Creek Road between the entrance to Finger Lakes Gaming and Race-track and County Road 41, then continuing west along County Road 41 to the intersection with State Route 332.
- County Road 41 from the Auburn Trail Connector east to State Route 332

The deadline for the Preliminary TAP grant application is June 28, 2018.

Mr. Brand noted that crosswalk improvements are also required at the State Route 96/Mertensia Road intersection where pedestrian signal buttons are located but that no crosswalk striping or other pedestrian safety initiatives have been installed. He questioned whether or not these devices even work.

He said that the Town officials and staff are working to improve the quality of life in the Town of Farmington and that feedback and comments from residents on these and other projects is invited.

Other topics

- Due to the Fourth of July holiday which coincides with the Planning Board's next regular meeting night, the Planning Board will meet only once next month on July 18, 2018.
- No further information has been received from the developer of the Farmington Market Center on State Route 96 (Tops Supermarket plaza).
- The Project Review Committee (PRC) meeting scheduled for Friday, July 6, 2018, may be postponed to Friday, July 13, 2018, due to the expected absences of the Ontario County and New York State Department of Transportation representatives on July 6th. Mr. Hemminger noted that if three or more Planning Board members attend a PRC meeting, it becomes a public meeting which must be properly advertised with notice to the public in accordance with Town Law. He invited board members to attend and noted the details and technical information which is presented at these meetings. Mr. Brand said that the Hathaway's Corners and the Meyer's Finger Lakes RV projects would be on July PRC agenda.

- The next meeting of the Town Code Advisory Committee has not yet been scheduled. Mr. Brand said that he is awaiting comments and updates on the previous chapters from committee members.
- The Town Board is expected to act upon the new chapter of the Town Code on Stormwater Pollution Prevention Plans (SWPPPs) at the next meeting on Wednesday, June 27, 2018. Mr. Brand said that the Ontario County Planning Board reviewed and recommended approval of the draft code chapter. He said that he is now preparing the chapter in final form for Town Board consideration.

Highway Superintendent:

Mr. Giroux discussed the production schedule for the installation of binder and the resurfacing of Mertensia Road, a portion of which is expected to reopen on July 2, 2018. He noted that Town highway and parks staff are extremely busy this time of year and that the Pumpkin Hook Park was so busy this evening that visitors were parking on the lawn.

Code Enforcement Officer:

Mr. Delpriore discussed the new schedule cycle which has been implemented by the Building Department for Planning Board applications. The schedule includes four steps, i.e.:

1. Application submittal deadline
2. Staff agenda meeting
3. Project Review Committee (PRC) discussion
4. Earliest Planning Board meeting

Mr. Delpriore said that the schedule provides time for the Town staff to review applications prior to their presentations to the PRC and the Planning Board. He said that check-sheets will be followed to assure that applications are complete before they advance to a subsequent step.

Mr. Brabant said that the Town staff is working to improve the workflow process and that increased internal communications will greatly help the procedures.

Mr. Hemminger noted that the Town has retained a consultant to assist in the review of procedural improvements.

Board Members' Comments:

Mr. Hemminger confirmed that the Planning Board will meet once next month on Wednesday, July 18, 2018.

Ms. Neale asked about the Meyer's Finger Lakes RV business which has opened at 6200 State Route 96 on the former Heritage Motors site on the northeast corner of State Route 96 and Mertensia Road. She noted that there are a number of recreational vehicles already on the site. Mr. Delpriore said that Mr. Morse has been in contact with Mark D. Meyer (President of the company), that no additional recreational vehicles may be moved to the site, and that no sales may take place until the required permits are issued. He said that the company is requesting a temporary allowance to open for business. Mr. Hemminger said that in theory the company is not open for business at this time and cannot sell or bring additional campers to the lot until the required permits are issued.

Ms. Neale asked how many recreational vehicles would be permitted on the site. Mr. Brand said that the number of recreational vehicles would be determined by the Planning Board during the Site Plan process.

Mr. Delpriore said that the company did not follow the proper sequence and that the Building Department has put a stop to it until the proper sequence is followed.

6. PUBLIC COMMENTS

Mr. Bloss discussed several parcels in the Town where it appears that property owners are not maintaining their properties.

Mr. Hemminger noted that Create A Scape on State Route 96 has purchased the former Griffith Building and may be in the process of demolishing the building.

7. ADJOURNMENT

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

Motion carried by voice vote.

The meeting was adjourned at 8:25 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, July 18, 2018, at 7:00 p.m.

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

Respectfully submitted,

John M. Robortella,
Clerk of the Farmington Planning Board

L.S.