

Town of Farmington

1000 County Road 8
Farmington, New York 14425

PLANNING BOARD
Wednesday, June 7, 2017, 7:00 p.m.

MINUTES—APPROVED

The following minutes are written as a summary of the main points that were made and are the 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: Scott Makin, *Chairperson*
Adrian Bellis
Edward Hemminger
Douglas Viets

Board Member Excused: Mary Neale

Staff Present:

Lance S. Brabant, CPESC, Town of Farmington Engineer, MRB Group 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
Jim Morse, Town of Farmington Code Enforcement Officer
John Weidenborner, Assistant Chief, Farmington Volunteer Fire Association

Applicants Present:

Gregg Bowering, Bramwell Park LLC, 1303 Marsh Road, Pittsford, N.Y. 14534
Robert J. Cantwell, R.L.A., BME Associates, 10 Lift Bridge Lane East,
Fairport, N.Y. 14450
Eric Schaaf, Marathon Engineering, 39 Cascade Drive, Rochester, N.Y. 14614
Brian Donato, Conifer Realty, 1000 University Ave., Rochester, N.Y. 14607
Jerry Goldman, 2 State Street Suite 500, Rochester, N.Y. 14614

Residents Present:

Gerald A. Bloss, 81 Gannett Road, Farmington, N.Y. 14425
Brian Sandore, 6143 Hanover Road, 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. Makin 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. Makin 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 MAY 17, 2017

■ A motion was made by Adrian Bellis, seconded by Doug Viets, that the minutes of the May 17, 2017, meeting be approved.

Motion carried by voice vote.

3. CONTINUED FINAL SUBDIVISION PLAT

PB #0302-17 Final 43-Lot Subdivision Plat Application

Name: Bramwell Park LLC, 1303 Marsh Road, Pittsford, N.Y. 14534

Location: Southwest corner of Collett Road and Hook Road
Hickory Rise Subdivision, Section 4

Zoning District: IZ Incentive Zoning District

Request: Final Subdivision Plat approval of Hickory Rise Subdivision,
Section 4, 43 Lots

Mr. Makin resumed consideration of this application that had been continued from the meetings on April 5, 2017; May 3, 2017; and May 17, 2017.

Bob Cantwell, from BME Associates and Gregg Bowering, from Bramwell Park LLC, appeared on behalf of this application.

Mr. Cantwell reminds the board that back on April 5, 2017, they held a public hearing for sections 3 & 4 for Hickory Rise. Section 3 was approved at that meeting and Section 4 was tabled. Since then there has been further dialogue between the applicant and the town relative to sidewalks within Section 4. They acknowledge that they will have technical comments to respond to MRB and would like to respond back to the town relative to the changes to the plan.

Mr. Bowering says that after a lot of thought and consideration that he has realized that life is too short to argue about sidewalks. He feels that he was either misled or he misunderstood, during the preliminary plan process approval and that sidewalks were not going to be required in Sections 3 & 4. He still feels that they were not required. Short of suing people, which he doesn't want to do, he has given up that argument and if the board requires sidewalks be installed in Section 4 he isn't going to fight it anymore. His only consideration is the time frame in which the sidewalks would be required to be installed. He feels that it was an oversight of some kind in someone's mind about the requirement of the sidewalks. It is a huge financial exposure for him to deal with.

Mr. Makin then asks for comments from Ron Brand, Director of Planning and Development.

Mr. Brand has prepared a revised draft resolution for the board's consideration. One change is the recommendation that the Subdivision Plat Map be identified as a Plat Map not a Plan. The next change pertains to dates of the resolution that was a continuation from back in March has been reflected. The final change was the name change to Sarah Mitchell as Acting Clerk of the Board.

Mr. Makin then asks for comments from Jim Morse, Code Enforcement Office, Don Giroux, Highway Superintendent, Dave Degear, Water and Sewer Superintendent, and John Weidenborner, Assistant Chief, Farmington Volunteer Fire Association. All had nothing further at this time.

Mr. Makin then asked for comments from Lance Brabant, Town Engineer.

Mr. Brabant explains that he has been working with the design engineer to address their technical comments. One of the items that were identified in both the Project Review Committee (PRC) meeting and at the previous Planning Board meeting was the tree line along the existing resident's lots and would like to see some consideration for that in the revised plans. As previously discussed he would like for someone to walk the site, similar to what was done in Section 2, to protect the tree line to be sure that they are not creating a hazard situation and preserving the vegetation.

Mr. Makin then asks for board comments beginning with Mr. Hemminger.

Mr. Hemminger appreciates Mr. Bowering's comments about the sidewalks. He adds that town staff and the Planning Board have put together a response to the correspondences they have received from the applicant's attorney. He then reads the following into the record:***

1. File PB 0703-13, July 10, 2013, Planning Board Overall Preliminary Plan Approval, Hickory Rise Subdivision, Incentive Zoning Project. Condition 17 - "Sidewalks are to be completed within each of the Sections of the Hickory Rise Project before issuance of Building Permits for any lot in any of the remaining Sections of the Project."

2. Town Board Resolution #395 of 2014 Approving Creation for the Hickory Rise Park District, October 15, 2014. This resolution cites ... "pursuant to a Map and Plan prepared by BME Associates dated August 2014 and filed with the Town Clerk on October 10, 2014, (see Exhibit 1 attached hereto and made a part hereof)." There is a Map in the file entitled "Hickory Rise Subdivision Lighting, Sidewalk & Park District Map, dated 8/27/14 prepared by BME Associates.
3. Town Board Resolution #442 of 2014 Approving Creation of the Hickory Rise Sidewalk District, November 12, 2014. This resolution cites ... "said district having been approved in accordance with the details in a map, plan and report prepared by BME Associates dated August 2014, having been filed with the Town Clerk of Farmington."
4. File PB 0301-16 Planning Board Meeting Minutes, March 2, 2016. Page 3 of the adopted minutes, paragraph 3, ..." Mr. Bowering said that he would prefer to deleted references in Condition #4 at this time because Section 4 has not yet been designed. He said he has no objection to agreeing to the sidewalk connection into future Section4 but prefers that it not be a condition of approval for Section 2." Also, on the same page, ... "Mr. Bowering again repeated his position that he is not comfortable installing a sidewalk connection from Section 2 into future Section 4 because Section 4 has not yet been designed."
5. Condition #4, Page 6 of 12, of the Approved Planning Board Minutes, states... "There is to be a section of sidewalk and appropriate crosswalk installed within the right-of-way of Tweed Trail, either along the frontage of proposed Lot #45 or Lot #46 that extends to the east end of the proposed street improvement. The side selected will serve for the continuation of sidewalk and appropriate crosswalk into future Section 4 of the Hickory Rise Subdivision Tract and shall be installed prior to the issuance of the first building permit for future Section 4. A note to the effect is to be added to the Plat Plan for Lot #45 and Lot #46." Page 7 of 12, of the Approved Planning Board Minutes, states... "Mr. Makin asked Mr. Bowering if he understood the resolution and agreed with the conditions. Mr. Bowering said he understood the resolution and agreed with the conditions."

***All supporting documentation is on file with the Town Clerk's Office

Mr. Bowering then asks if there is anything within those documents that states during the approval of Section 2 that he strenuously objected to having to commit to having sidewalks in Section 4 at that time.

Mr. Hemminger says no not that he is aware of.

Mr. Makin then asks for comments from Mr. Bellis and Mr. Viets both had nothing at this time.

Mr. Makin adds that he has no comments for the applicant at this time.

Mr. Bowering questions what is the time frame that will be required for him to install the sidewalks. With this being the final phase of the subdivision he has no place to put the pile of dirt other than within the lots contained in that section, specifically pertaining to lots 118 and 125. He would prefer that the time frame requiring him to install the sidewalks be linked to the top soil pile decreasing in size. It will be impractical to put a sidewalk in that area until that pile is smaller. He does not want to have an issue getting a permit or a certificate of occupancy for those homes because there is no sidewalk. He feels that it will take about half to three quarters of the homes being built to decrease the amount of top soil in order to be able to install the sidewalks. He would like to not be encumbered by these sidewalks being installed by the time the first certificate of occupancy is issued. He knows that, with talking to town staff, when putting in the sidewalks in Section 2 that it works a lot better if most if not all the homes can be done as far as locating where the sidewalks are going to cross the driveways to do extra work in those locations as far as beefing up the sidewalks. He was able in Section 2 go through with Matt Heilmann, Town Construction Inspector, where they thought the driveways would be on the unbuilt lots. He really doesn't want to put the sidewalks in prior to the houses being built. He asks the board if there is a way to word the resolution so the time frame of the sidewalks being done is some reasonable period after the top soil pile has been reduced in size. If it was possible to tie the sidewalk completion time frame to 75% of the homes being built that would probably be ok.

Mr. Makin asks for comments from Mr. Morse pertaining to this request.

Mr. Morse believes that with Section 1 there was a certain amount of homes that were entitled to be done prior to the sidewalks being finished. He adds that ultimately the decision is up to the board.

Mr. Bowering adds that his best guess is that three quarters of the house will need to be completed before there will be a manageable pile of dirt left and will not be in the way of the sidewalk installation.

Mr. Brand asks Mr. Bowering that if the Planning Board were to continue the public hearing for two weeks to allow Mr. Bowering, BME and himself to figure out the wording for the resolution if it would delay anything that Mr. Bowering was intending on doing this year. Mr. Bowering agrees. That would provide the opportunity for everyone to meet to discuss the specific language for the resolution that will address the timing when sidewalks are to be installed within Section 4.

Mr. Hemminger then makes a motion to continue the public hearing to June 21, 2017 to allow town staff and applicant to work out the wording of the resolution and the motion was seconded by Mr. Bellis. Roll call vote was taken with all voting aye. Motion carried.

4. OPEN DISCUSSION

Director of Development and Planning:

1. The Town Board has received an application for rezoning a portion of the lands on the eastside of State Route 332 south of County Road 41 and west of Running Brook Drive that Conifer has petitioned the Town Board for. The process is to make a presentation to the Town Board and then based on the presentation and questions asked report recommendations to the Planning Board for consideration at the June 21, 2017 meeting. Then the Town Board will receive your report recommendation at the June 27, 2017 meeting and will make a determination whether to proceed or not with the rezoning request.

Jerry Goldman, attorney for Conifer Development, Eric Schaaf, Marathon Engineering and Brian Donato, Conifer Development real estate manager are here to introduce a potential rezoning of land. Mr. Goldman distributes to the board plans of a potential rezoning proposal of the east end of the Glacier Lakes Hud on the southeast corner of county road 41 and State Route 332. The proposed project will take 15.9 acres at the Far East end off of Running Brook Road for 120 apartment units with access primarily off of Quentin Shire Drive which is a sixty foot right of way off of county road 41. It is designed, to do our best anyway, to meet all of the code requirements. The primary code requirement that they look at in multi-family residential is usually density and they are under the density number per acre. They are proposing substantial buffers with Farmbrook to the south and residential neighbors to the east. Tonight, they are here for the consideration of rezoning 15.9 acres from its current Planned Development zoning (PD) to the multi-family zoning classification. Their proposal is consistent in general terms with the comprehensive plan. The comprehensive plan did not want to see piece meal development or only frontage development because they thought that would create some real problems. This particular proposal provides a residential buffer for the remainder of the property. The total of the Defelice Holdings is about 83 acres going all the way out to State Route 332. There will be roughly 67.4 acres left of the DeFelice Holdings. They are fully set for their ability to have utilities on the site with water and sewer being available. They are proposing to have a private road throughout the entire site. Sidewalks are being proposed within the site itself. Referring to the map distributed to the board, Mr. Goldman explains that the twoblue areas are potential areas for storm water management facilities on the site. When they get into full engineering and design those areas may be modified but the objective would be to keep them in the areas identified because they are at the point where the drainage pattern would normally go. Once they get to the site plan stage the board will see that these storm water facilities may provide some relief for some of the existing drainage issues.

Mr. Brand says that the focus for tonight's meeting is to introduce to the Planning Board the proposal that has been made to the Town Board for rezoning. A report and recommendation is the next step in the process, which based on tonight's public comments, he will draft a reply. Mr. Brand then asks Mr. Goldman about a meeting

he has scheduled with the neighbors. Mr. Goldman says that a meeting is scheduled with the Board of Directors for the Farmbrook Home Owners Association on June 12, 2017. He adds that they will be getting input from Farmbrook neighborhood. They do know of some residents who currently reside in Farmbrook and at this time they have not heard significant buzz pertaining to this proposal. He feels that if the Town Board didn't feel this project was worthy of a second look then they wouldn't have asked them to come to the Planning Board they would have stopped the process all together.

Mr. Weidenborner would like to suggest that a crash gate be put in at the dead-end road. Mr. Goldman says they have had discuss with DRC and that is certainly something that they would be willing to consider. The network here does allow them to do it. The reason they did not have the connection as a full connection on the map was because it was there understanding that the Running Brook neighbors did not want to see traffic coming through a road connection, however they feel an emergency connection would be different.

Mr. Weidenborner then asks if the retention pond on the south end by the playground will be full of water at all times and if so is fencing planned. Mr. Goldman says that fencings are certainly something they would take into consideration.

Mr. Morse mentions that when they met in PRC there was talk about a possible connection going west. Mr. Goldman believes that the Defelice's are interested in seeing a connection but are unsure, at this point, where the connection will be.

Mr. Giroux says he would like to see some green infrastructure practices researched in the area other than with just the retention areas. Mr. Goldman says that is something they will take a look at.

Mr. Degear says, as Water & Sewer Superintendent, they are trying to get rid of private lines and would like them to look into the dedication of the fire hydrant.

Mr. Viets had no comments at this time.

Mr. Hemminger asked about sidewalks and if the board should suggest that the sidewalks pertaining to this proposal be extended to County Road 41. The town has been pushing over the years to build their sidewalk infrastructure up and that this would be a great time to start to have some access out. He feels that the sidewalk being extended to County Road 41 would be a nice enhancement to this project. He adds that he 100% supports the addition of the ability of a fire apparatus to come in from Running Brook Drive.

Mr. Bellis had no comments at this time.

Mr. Makin suggests the possibility of connecting the sidewalk to Running Brook Road.

Mr. Giroux is not in support of connecting the sidewalk to Running Brook Road.

Mr. Hemminger then asks how many parking spaces per unit they are proposing. He says that they may want to consider at least 2 parking spaces per unit because in his experience there are always parking issues. Mr. Goldman says they are proposing about 223 spaces for 120 units. Mr. Goldman says they use the number of bedrooms to determine the number of parking spaces and with this project they anticipate 224 bedrooms.

Mr. Brabant says that with a private road with utilities anywhere there is a hydrant there needs to be twenty-six-foot wide pavement sections. Where the entrance is off of County Road 41, because it is a private drive, will all need cross access easements along with any future connections. There may be an opportunity to possibly making it into a Town dedicated road and that would help eliminate all the extra easements. Mr. Goldman says that he is good with easements and understands what he is saying and with the sixty foot right of way they have to be mindful of that when talking about utilities and sidewalks and everything else.

Mr. Brabant then refers to the drainage concerns that Mr. Goldman had previously mentioned which makes the phasing of the project very important and figuring out how we are going to address the drainage issue is one of the primary concerns. Mr. Goldman adds that the project could be completed in two phases as long as everything works from the Town's point of view as well as theirs.

Mr. Giroux also suggests that they consider climbable curbs on the south end for ease of turning right for emergency vehicles. Mr. Goldman mentioned that they have considered using mountable curbs.

Mr. Brand will prepare a report for the Planning Board to consider at their June 21, 2017 meeting.

Mr. Goldman asks the board if they are looking at a possible favorable resolution pertaining to their proposal. The board agrees it looks good at this point.

Mr. Hemminger mentions he would like them to also think about snow storage.

**2. Auburn Meadows Subdivision, Section 6N:
Erosion and Sediment Control/Grading Surety**

A Request has been made by A&D Development to post a form of surety to allow them to go in and start to do site work and improvements in Section 6N of Auburn Meadows. They are working with Mr. Brabant and Mr. Heilmann to come up with the construction value for the site improvements in both Sections 6N and 6S. It will allow the posting of a certified bank check pending receipt of the Letter of Credit later this month for the construction of 6N and 6S. Their intentions are to have the excavation completed for the drainage facility prior to starting construction for the

roads, sewer and water lines in Section 6N of Auburn Meadows. The applicant, Mr. DiPrima, is prepared to submit a certified check in the total amount of \$126,964.75 which will be held by the town until the letter of credit is received. He anticipates that the Planning Board will act on the Letter of Credit at the June 21, 2017 meeting and will process through the Town Board after that. Once the Letter of Credit is filed with the Town Clerk the certified check will then be returned to Mr. DiPrima. This process will be saving the applicant a considerable fee and the Planning Board has allowed this with other applicants in the past. The resolution tonight is to accept the engineer's estimate.

Mr. Brabant added that they took the overall letter of Credit that was submitted by the applicant for review for the entire project and took the erosion and sediment control portions out of the Letter of Credit and that is where the \$126,964.75 amount came from. That would allow them to start moving dirt in those sections while they get the Letter of Credit for the remainder dollar value.

Mr. Degear would like to make a clarification that there is a misconception that the Water & Sewer Department is providing the material for this project. That is not the case they are not supplying the valves, hydrants and etc. for this waterline project.

Mr. Brabant explains that this portion of the Letter of Credit does not deal specifically with those utilities. But the remainder of the Letter of Credit that is under review currently is for the overall project and is definitely taking utilities into consideration. He has been working closely with Mr. Heilmann and staff to make sure that DSB and A&D Development to address that issue.

Mr. Bellis makes a motion to waive the reading of the resolution and the motion was seconded by Mr. Viets. Motion carried with all voting aye.

**TOWN OF FARMINGTON PLANNING BOARD RESOLUTION
SURETY ESTABLISHMENT**

**APPLICANT: A&D Real Estate Development Corporation,
 c/o Anthony DiPrima, 7 Beauclaire Lane,
 Fairport, New York 14450**

**ACTION: Section 6N, Auburn Meadows Subdivision Tract:
 Erosion and Sediment Control/Grading Surety**

WHEREAS, the Town of Farmington Planning Board (hereinafter referred to as Planning Board) has received from Ronald L. Brand, Director of Planning and Development, a cover memo dated June 5, 2017 (hereinafter referred to as Memo) and a draft resolution to accept the engineer's estimate of value and the establishment of a form of surety for improvements to be made within a portion of Section 6N, Auburn Meadows Subdivision Tract, as part of the above referenced Project; and

WHEREAS, the Memo notes that the developer of Section 6N, A&D Real Estate Development Corporation, will file with the Town Principal Account Clerk, a certified bank check (hereinafter referred to as Surety) is to be held by the Town until a Letter of Credit has been prepared, accepted by the Planning Board and accepted by the Town Board and filed with the Town Clerk; and

WHEREAS, the total amount of said Surety is understood to be \$126,964.75; and

WHEREAS, the Surety, upon the filing of a Letter of Credit for the entirety of site improvements in Sections 6N & 6S for the Auburn Meadows Subdivision Tract, will be returned to the Developer once the corresponding dollar values have been placed in the Letter of Credit; 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 that the requested Suety be established.

NOW, THEREFORE, BE IT RESOLVED that the Planning Board, after having reviewed the file on this project and the recommendations from the Town Engineer, the Town Construction Inspector and the Town Director of Planning and Development does hereby recommend that the Town Board take formal action to accept a bank certified check from the Developer, in the total amount of \$126,964.75.

BE IT FURTHER RESOLVED that the Planning Board does hereby direct the Chairperson to submit a copy of this resolution to the Town Board for its consideration at the June 13, 2017, Town Board Meeting.

BE IT FURTHER RESOLVED that the Town Code Enforcement Officer is hereby directed to schedule a preconstruction meeting with the Developer and others, upon the filing of a certified check as a form of surety, for this portion of the overall site improvements within Section 6N of the Auburn Meadows Subdivision Tract approved by the Planning Board.

BE IT FINALLY RESOLVED that the Acting Clerk of the Board is hereby directed to provide certified copies of this resolution to: the Town Board; the Town Code Enforcement Officer; the Town Highway and Parks Superintendent; the Town Water and Sewer Superintendent; the Town Construction Inspector; the Town Engineer; the Developer’s Engineer, Walt Baker, D.S.B. Engineers and Architects; the Town Principal Account Clerk; and the Developer, Anthony DiPrima, A&D Real Estate Development Corporation.

■ A motion was made by Edward Hemminger, seconded by Adrian Bellis, that the preceding resolution be approved.

Adrian Bellis	Aye
Edward Hemminger	Aye

Scott Makin	Aye
Mary Neale	Excused
Douglas Viets	Aye

Motion carried.

3. Solar Energy Local Law

- A preliminary draft was prepared and submitted to the committee and they met at the end of May
- They are researching some of the issues and concerns
- They are proposing to the Town Board that they adopt a Local Law to extend the moratorium for a six-month period due to the lengthy referral process that would take about four months
- The representative from the town's Agricultural Advisory committee requested that he check with Ag & Markets to see if they could require them to put the panels on rich farm land. He is still waiting for their response back from Ag. & Markets
- One of the regulations on solar energy they have considered is certain levels of kilowatts. The standard that the New York State Environmental Facilities Corporation has adopted which is 110% of the demand. The demand for electricity is based on the previous twelve months of utility bills.
- They have one application that they are waiting on for a farm operation to put up solar panels to cut down on their energy costs pertaining to running their dairy farm.

4. They had a Project Review Committee meeting today was with representatives from the New York State Department of Transportation as well and representatives from the County Department of Public Works and County Planning. The presentation was for a pending application to the Town Board for Incentive Zoning for 134 acres site at the southwest corner of County Road 41 and New York State Route 332. SB Ashley has purchased the 134 acres from Peter Psyllos and is proposing a mixture of single family townhomes and apartments both for sale and rent. In addition to the commercial along State Route 332 part of the proposal would change the limited industrial zoning on half of the area on County Road 41. It would also meet the MTOD design guidelines for intersecting Route 332 at the location that was determined a number of years ago for the water park site. They have incorporated into that the connection to the south to Carmen's Way and Ivy Drive intersection which is part of the Cerone Incentive Zoning project. This project will provide the construction of sidewalks along the entire south side of County Road 41 from the Auburn Trail all the way to Route 332. It will include a potential linear trail along Beaver Creek to provide access to the stone arch crossing of the Auburn Trail over Beaver Creek. They are talking about improving some of the town parkland in Auburn Meadows at the north end where Amber Drive crosses the creek. In addition there would be upsizing of water and sewer, drainage improvements, and amenities to address the needs of mixing residential and commercial in that area. It is being prepared by BME. Bob Cantwell made the presentation today. It was well received

- by a number of the agencies that were there. Their traffic and safety engineer was there from SRF & Solutions. They are working on the existing traffic data as well as the projected traffic volumes. He anticipates they will come to the Town Board in July to start the process.
5. The Town Hall Renovation Update
 - The elevator is installed
 - The meeting room is having the ceiling installed as well as the speakers and monitors for presentations.
 - More than half of the upstairs is complete
 - Some of the offices will be moving in within the next week or so
 - Anticipated opening date to the public is the end of June
 - They have received an extensive landscaping plan for the project which Mr. Giroux and his team will be reviewing for the maintenance stand point
 6. Auburn Trail
 - Anticipate going to bid for the project in July
 - Anticipate awarding the contract in August
 - The first items to be constructed is the black top and concrete portions which connect the trail along State Route 332
 7. Sidewalk TAP Grant Update
 - They submitted an application last year that was not funded
 - They met with representatives from Albany and they asked them to do a more detailed evaluation and engineering report of the trail and to further refine the number of easements that would be involved. Some of the easements that were identified in the grant application have been obtained along Mertensia Road and other easements will be identified as a result of MRB doing a more in-depth feasibility study and analysis.
 8. Park & Recreation Master Plan Update
 - Draft copies have been sent to the members of the advisory committee and to the Recreation Advisory Board and copies are available for public review in the Town Clerk's Office
 - The town board will be looking to take action on that at the second meeting in June
 9. Beaver Creek Master Plan
 - They have asked MRB to put together a detailed plan for the first phase of the project that will include improvements to the berming around the boundary of the property as well as identifying the necessary site improvements in the first phase
 10. Major Thoroughfare Overlay District Map Amendment Update
 - Introduced to the Town Board and there will be a public hearing in July
 - It will go to the county for review

Code Enforcement Officer:

Mr. Morse reported that during the PRC meeting on Friday, June 9, 2017 they will be starting preconstruction meetings for Section 6N & 6S of Auburn Meadows as well as for Redfield Grove once the lighting and sidewalk districts are created.

Mr. Morse also thanked the board members for their patience last month with him being unable to making the meetings due to his coaching schedule.

Highway Superintendent:

Mr. Giroux gave an update on the Mertensia Road Project. The curbing is all in. They have boxed out and removed all the grass on the sidewalk side of the road and will be bringing in gravel to bring it within eleven inches of the finish grade of the sidewalk. The eleven hundred foot of bank, by the park, is all graded and they will begin to hydro seed this week. The guiderail is scheduled to be installed on Tuesday morning.

Water and Sewer Superintendent:

Mr. Degear reported that today is water shut off day so it was a very busy day. They will be setting a public hearing for the Brickyard Road Tank Project. They had a bid opening Tuesday, June 5, 2017 for the UV Disinfection Project for the Waste Water Treatment Plant. Low bid came in around \$1.8 Million. They have hired MRB Group to conduct a sewer study for NYS Route 96, NYS Route 332 and the interceptor behind Fawn Meadow.

Assistant Fire Chief:

Mr. Weidenborner reported that they contracted with an agency to conduct a feasibility study for determining the optimal location for a third fire hall. They will find out within the next few months the direction the fire hall should be taking with recommendations on man power, equipment, additions, and locations.

5. PUBLIC COMMENTS

Mr. Bowering said that he would like to prepare something for the board to have read into record for the next meeting. He asks when and where he should send that information. Mr. Brand requested that information be sent no later than Thursday, June 15, 2017 so it can be included in the Planning Board packets.

Mr. Sandore questioned what was happening with the Mercier Incentive Zoning project. Mr. Brabant explained that at this time they have held off on submitting anything to the town. McMahan LaRue could potentially receive approval from the Town Board at their Tuesday, June 13, 2017 which will then put the application back to the Planning Board possibly at the Wednesday, June 21, 2017 meeting with their amended site plan. The

information would be submitted back to Fisher’s Associates on June 13, 2017 so then they can start wrapping up their design and will do a presentation to the board with their results and to answer questions from the public and the board.

6. ADJOURNMENT

■ A motion was made Edward Hemminger, seconded by Adrian Bellis, that the meeting be adjourned.

Motion carried by voice vote.

The meeting was adjourned at 8:16 p.m.

The next regular meeting of the Planning Board will be held at the Farmington Town Court, 1023 Hook Road, Farmington, N.Y. 14425, on Wednesday, June 21, 2017, at 7:00 p.m.

Following the meeting, Mr. Giroux secured the building.

Respectfully submitted,

Sarah L. Mitchell L.S.
Acting Clerk of the Farmington Planning Board