

Town of Farmington

1000 County Road 8
Farmington, New York 14425

PLANNING BOARD
Wednesday, May 17, 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
Mary Neale
Douglas Viets

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
Jamie Kincaid, Town of Farmington Fire Marshal
John Weidenborner, Assistant Chief, Farmington Volunteer Fire Association

Applicants Present:
Matthew Bragg, Chrisantha Construction Corporation, 10 Dewey Avenue, Gorham, N.Y. 14461
Michael Cerone, Route 332 Miii Enterprises, P.O. Box 509, Webster, N.Y. 14580
Paul M. Colucci, Vice President, DiMarco Group, 1950 Brighton–Henrietta Town Line Road,
Rochester, N.Y. 14623
Mark R. Costich, P.E., Costich Engineering, 217 Lake Avenue, Rochester, N.Y. 14608
Megan Houppert, Development Manager, Home Leasing, 180 Clinton Square,
Rochester, N.Y. 14604
Sarah Costich King, R.L.A., Costich Engineering, 217 Lake Avenue, Rochester, N.Y. 14608
Gregory W. McMahon, P.E., McMahon LaRue Associates P.C., 822 Holt Road,
Webster, N.Y. 14580

Residents Present:
Gerald A. Bloss, 81 Gannett Road, Farmington, N.Y. 14425
Daniel Compitello, Zoning and Outreach Manager, Cypress Creek Renewables,
130 North Winton Road, #10526, Rochester, N.Y. 14610

James and Cindy Dykes, 6137 Hanover Road, Farmington, N.Y. 14425
 Jon Potter, 1405 Creek Pointe, Farmington, N.Y. 14425
 Elias Rodriguez
 Melissa and Brian Sandore, 6143 Hanover Road, Farmington, N.Y. 14425
 Gary Weidenborner, 5799 Mountain Ash Drive, 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 3, 2017

■ A motion was made by MS. NEALE, seconded by MR. BELLIS, that the minutes of the May 3, 2017, meeting be approved.

Motion carried by voice vote.

3. CONTINUED PUBLIC HEARING: TWO-LOT SUBDIVISION

PB #0102-17 Two-Lot Subdivision Application

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

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

Zoning District: IZ Incentive Zoning

Request: A two-lot subdivision application to create Lot #4 consisting of 14.069 acres for the proposed Farmington Gardens Apartments Phase II and Lot #5 will consist of 2.568 acres for proposed office buildings.

CONTINUED PRELIMINARY SITE PLAN

PB #0101-17 Preliminary Site Plan Application

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

- Location:** West side of NYS Route 332, south of Mercier Boulevard
- Zoning District:** IZ Incentive Zoning
- Request:** Site Plan application for Lot #4 for the proposed Farmington Gardens Apartments Phase II and Lot #5 for proposed office buildings.

Mr. Makin reconvened the Public Hearing on PB #0102-17 Preliminary Two-Lot Subdivision application of Home Leasing LLC that had been continued from the meetings on January 18, 2017; February 15, 2017; and April 5, 2017. He concurrently resumed the discussion on the accompanying PB #0101-17 Preliminary Site Plan application that also been continued from the meetings on January 18, 2017; February 15, 2017; and April 5, 2017.

Mr. McMahon appeared on behalf of these applications. Ms. Houppert also attended.

Mr. McMahon explained that Home Leasing has been working with the Town Board on a modification to the Incentive Zoning agreement, for Lot #4 and Lot #5, to address the concerns of the adjoining neighbors to the southwest of the project site. Following the review of several alternatives, he said that the Town Board has referred the alternative that he is presenting this evening to the Planning Board for review and recommendation.

The revisions include:

- Three of the four originally proposed Restricted Business structures (Lot #5 portion) have been restored to the plans. They are placed on the site as they were originally located. The Restricted Business component would include three 5,000-square-foot structures.
- The fourth Restricted Business structure has been replaced with a one-bedroom eight-unit apartment building.
- Several of the apartment buildings on the Lot #4 portion have been relocated. Mr. McMahon presented a color-coded plan that depicted the amended revisions.
- There is no change in the total number of apartment units, which remains at 104.
- The size of the retention pond has yet to be determined. The balance of the site will remain green space following installation of sewers and other utilities. The green space will be owned by Home Leasing and is not being offered as Town park land.
- The three originally-proposed storage areas will remain.

Mr. McMahon said that the revisions reflect the many comments received from residents regarding the proximity of their backyards to the development. He said that the revisions

provide more green space in the southwest portion (Lot #4) of the Home Leasing property.

Mr. Brand explained that all of the previously offered amenities by Home Leasing to the Town remain in this amendment. He said that the Town Board has referred this alternative to the Planning Board for a report and recommendation, and that a draft of the report had been submitted to the board members for their review and consideration prior to this evening's meeting.

Mr. Brand said that following the Planning Board's approval of a report and recommendation, the Town Board may act on Tuesday, May 23, 2017, to schedule a Public Hearing, direct submission to the Ontario County Planning Board, and prepare a draft local law amending the previous local law adopted last year for Lots #4 and #5. If so, then Fisher Associates engineering firm would be notified of the plan and would be able to begin the second phase of the HEC-RAS hydraulic drainage study (impact of the project upon Beaver Creek).

Mr. Brand noted that the original Home Leasing plan remains valid and continues until such time as a decision is made on the matter currently pending before the Town Board. He said that if the Town Board does not accept the amended plan, then the applicant and the Town would proceed with the original site plan and that Fisher Associates would use the original plan upon which to base the HEC-RAS study of the impact of the project upon Beaver Creek.

Mr. Brand said that a number of residents attended the Town Board meeting on Tuesday, May 16, 2017, at which the amended plan was presented. He said that the amendment appears to be a compromise that Home Leasing has proposed to address the comments of the residents concerning drainage and flooding of Beaver Creek onto their properties that are located along on Hanover Road and Creek Pointe. He also noted that the reduction in the square footage of retail space would contribute to the reduction in the peak-hour traffic.

Mr. Brabant said that Fisher Associates is now working on the first phase of the HEC-RAS study (the existing conditions of Beaver Creek). He expects that this portion of the study would be completed by next week. If the Town Board agrees to proceed with the proposed amendment, Mr. Brabant said that the firm (Fisher Associates) then would receive the revised site plan. The second phase of the study will identify the impact of the proposed development upon the creek.

Ms. Neale said that she was gratified that Home Leasing spent so much time amending the site plan and listening to the homeowners. She congratulated Home Leasing and the homeowners for their professionalism and hopes that a good project would result from everyone's efforts.

Mr. Viets asked about the storage buildings. Mr. McMahon will confirm that each of the three storage buildings would be located within the proper distances from the relocated apartment structures.

Mr. Viets also asked that detailed landscaping plans be presented at the site plan approval stage for the area along State Route 332.

Mr. Hemminger asked about the flow of Beaver Creek following the recent periods of heavy rain. Mr. Giroux said that water is moving through the creek but that it has pooled in the depression area that is located between the residents' backyards and the Home Leasing property.

Mr. Hemminger asked about the maintenance of the green space. Mr. McMahon said that the maintenance of green space that will remain in the southwest portion of the Home Leasing property. The details on the landscaping and grassed portions of this area have not yet been determined. He said that the green space would be owned by Home Leasing and that this area would not be designated as a Town park or a dedicated conservation easement area. He said that the maintenance of the green space would be in a form that would be conducive to both Home Leasing and the residents.

Mr. Bellis asked about the depth of and location of the proposed stormwater retention pond to be installed near State Route 332. Mr. Brabant said that it would be installed at appropriate setback distances from the road and the apartment structures.

Mr. Makin said that Home Leasing's efforts in communicating with residents and amending the plans based upon the neighbors' concerns is unprecedented in its approach and is unique in his experience on the Planning Board. He commended Mr. McMahon and Home Leasing for listening to, and finding a good compromise upon, the residents' concerns.

There were no further comments or questions on this application from Planning Board members or Town staff.

Mr. Makin then asked the clerk to read aloud the following resolution:

**TOWN OF FARMINGTON PLANNING BOARD RESOLUTION
HOME LEASING REVISED SITE PLAN, LOT #4 AND LOT #5
MERCIER INCENTIVE ZONING PROJECT**

PB #0101-17 and PB #0102-17

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

ACTION: Report and Recommendation to Town Board regarding proposed site plan and subdivision plat amendments to pending Home Leasing Apartment and Office Project, Phase II

WHEREAS, the Town of Farmington Planning Board (hereinafter referred to as Planning Board), has received a draft report and recommendation memorandum from Ronald L. Brand, the Town Director of Planning and Development; and

WHEREAS, said report is in reply to Town Board Resolution # 221 of 2017; and

WHEREAS, the Planning Board having received this draft report and memorandum believes that it is in the best interests of the Town to continue the public review process for amending the current proposal for the development of Lots #4 and #5 of the Home Leasing Phase II Project.

NOW, THEREFORE, BE IT RESOLVED that the Planning Board does hereby move to accept the draft report and recommendation memorandum cited above herein.

BE IT FURTHER RESOLVED that the Planning Board does hereby direct the Planning Board Chairperson to sign the memorandum to the Town Board dated May 17, 2017, and to submit it to the Town Board for their consideration at their meeting on Tuesday, May 22, 2017.

TO: Farmington Town Board

FROM: Scott Makin, Chairperson, Town Planning Board

DATE: May 17, 2017

RE: Report and Recommendation to Town Board regarding Home Leasing's request to further amend: the proposed subdivision of Lots # 4 and # 5 of the Mercier Incentive Zoning Project; and the proposed site plan of Lots #4 and #5 of the Mercier Incentive Zoning Project.

Report

This report and recommendation is in response to Town Board Resolution #221 of 2017.

The applicant is requesting a further revision to the currently proposed amendment to Lots #4 and #5, a portion of the "Overall Parcel Incentive Zoning Plan" map for the Farmington 332 LLC Incentive Zoning Project (hereinafter referred to as the Mercier Incentive Zoning Project). The Mercier Incentive Zoning Project was approved by the Town Board adoption of Resolution 229 of 2008, on September 8, 2008. The overall site, owned by the George Mercier Family, contains a total of 51.2 acres and is located on both sides of State Route 332. The subject application is located on the west side of State

Route 332 and south of Mercier Boulevard and Beaver Creek. The site contains a total of 18.421 acres.

This revised amendment continues to seek Town approvals to change the use for Lot #4 from Restricted Business to Residential Multi-Family. The application would also increase the size of Lot #4 from its original size. Finally, the application involves a reduction in the extent of office buildings being located upon Lot #5. In regard to Lot #4, the request is to eliminate five two-story office buildings having a total of 50,000 square feet replacing these with ten apartment buildings, three (3) storage buildings and a community center building. In addition, the amendment seeks to change a portion of the use of Lot #5, eliminating one two-story 43,200-square-foot office building replacing it with a total of three (3) two-story office buildings, each office building having a total of 5,000 square feet, for a total of 15,000 square feet of office buildings. Also to be located upon Lot #5 is a proposed apartment building and one of the three apartment units storage buildings.

The total square foot area for the proposed four original two story office buildings was 93,200 square feet. The proposed three two-story office buildings will have a total of 15,000 square feet. This is a reduction of office space totaling 78,200 square feet. Related to the original 93,200 square feet of two-story office buildings was a total of 480 parking spaces. The proposed three two-story office buildings will have a total 70 parking spaces. This is a net reduction of 410 parking spaces as well as related drive isles.

The original Town Board Resolution (2008) referenced above herein requires that . . . “8. There shall be no development of either Lot #4 or Lot #5 until such time as there is a public roadway connection across Beaver Creek and connected to Hathaway Drive in the manner shown on the Overall Parcel Incentive Zoning Plan.” This proposed amendment is consistent with condition number 8 in the original resolution.

The proposed amendment is also consistent with condition number 14 (in 2008) which reads . . . “Sidewalks shall be installed along portion of all seven lots prior to the issuance of certificates of occupancy.” Sidewalks are proposed to connect Mercier Boulevard with Perez Drive. The sidewalks will run along the east side of Hathaway Drive.

The site amenities previously agreed-to in 2016 by the applicant remains the same. In addition to sidewalks, street lights are agreed-to along one side of the new section of Hathaway Drive located within Lots #4 and #5 continuing south along the east side of Hathaway Drive to the intersection with Perez Drive and the construction of a bus stop shelter on Lots #4 and #5.

The Trip Generation Comparison Report, dated May 31, 2016, prepared by SRF Associates, finds the proposed Apartments/Office Plan amendment will generate fewer vehicle trips entering and exiting the development as the result in the reduction of the square footage for the office buildings being proposed.

Recommendation

The Planning Board finds that the proposed amendments to Lots #4 and #5 are generally consistent with the original overall plan for the incentive zoning project and recommends the Town Board continue with the formal amendment process. There will still be office buildings to be located along the west frontage of State Route 332 providing a buffer between the high volumes of traffic on this major highway and the proposed residential structures associated with the apartment component.

The Planning Board further finds that the proposed amenities are an improvement over what was originally determined with the overall plan for Lots #4 and #5. The extended sidewalk connection to the intersection of Hathaway Drive and Perez Drive will provide a much-expanded sidewalk network for adjacent residential sites north of County Road 41, west of State Route 332 and south of State Route 96.

The Planning Board finds that there is greater separation between the single-family parcels located along the east side of Hanover and the proposed apartment buildings and community center. This open space portion of the site appears to be in response to the expressed neighborhood concerns.

The Planning Board requests the Town Board take action to continue the formal rezoning thereby allowing Fisher Associates to continue with the HEC/RAS drainage study based upon the amended site plan now being proposed.

The Planning Board continues to recommend a minimum of two parking spaces be provided for each residential unit in the apartment project.

The Planning Board will require a detailed landscaping planting plan to be installed along the extended Hathaway Drive and also within the open space portion of the site located in the southwest corner and adjacent to the properties that front along Hanover Road.

The Planning Board appreciates the quality of development that has occurred within the first phase of the overall incentive zoning project. The Planning Board also appreciates the developers demonstrated willingness to work with neighbors adjacent to this proposed project and looks forward to the development of this next phase.

[L.S.] Scott Makin, Chairperson

SM:btb

c: Town Planning Board
 Town Water & Sewer Superintendent
 Town Clerk
 Town Engineers
 Town Director of Planning and Development
 Applicant's Engineers, McMahan/LaRue Assoc.

Town Highway and Parks Superintendent
Applicant, Home Leasing

Mr. Makin asked Mr. McMahon if he understood the resolution and agreed with it. Mr. McMahon said that he understood the resolution and agreed with it.

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

Adrian Bellis	Aye
Edward Hemminger	Aye
Scott Makin	Aye
Mary Neale	Aye
Douglas Viets	Aye

Motion carried.

4. 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; and May 3, 2017.

Mr. Brand explained that the applicant’s attorney submitted a letter to the Planning Board regarding the issue of sidewalks in Section 4 of the Hickory Rise Subdivision. Mr. Brand said that it would be in the best interests of the Town to provide time for Town officials to review the contents of the letter and to obtain the advice of the Town’s legal counsel.

There were no objections to this request from members of the Planning Board.

Mr. Makin then asked the clerk to read aloud the following resolution:

**TOWN OF FARMINGTON PLANNING BOARD RESOLUTION
FINAL SUBDIVISION PLAT, HICKORY RISE INCENTIVE ZONING PROJECT, SECTION 4**

PB #0302-17

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

**ACTION: Hickory Rise Incentive Zoning Project
Final Subdivision Plat Approval, Section 4
(43 Residential Lots)**

WHEREAS, the Town of Farmington Planning Board (hereinafter referred to as Planning Board) has received an electronic PDF letter, dated May 15, 2017, from Jerry Goldman of Woods, Oviatt Gilman, which identifies that he has been retained by Gregg Bowering of Bramwell Park LLC; and

WHEREAS, said letter provides legal background with regard to the sidewalk issue in Section 4 of the Hickory Rise Incentive Zoning Project which was recently discussed by the Planning Board at a previous meeting; and

WHEREAS, the Planning Board, having received this letter on Monday afternoon, believes that it is the best interests of the Town to provide Town Officials with time to review the contents of said letter and to obtain advise of legal counsel to the Town.

NOW, THEREFORE, BE IT RESOLVED that the Planning Board does hereby move to continue to table further consideration of the draft resolution for Final Plat Approval, Section 4, Hickory Rise Subdivision Incentive Zoning Program, to the June 7, 2017, meeting.

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

Adrian Bellis	Aye
Edward Hemminger	Aye
Scott Makin	Aye
Mary Neale	Aye
Douglas Viets	Aye

Motion carried.

5. PRELIMINARY SITE PLAN

PB #0501-17 Preliminary Site Plan Application

Name: Michael Cerone, Route 332 MIII Enterprises, P.O. Box 509, Webster, N.Y. 14580

- Location:** West side of NYS Route 332 opposite Farmbrook Drive and north of the Cobblestone Performing Arts Center
- Zoning District:** IZ Incentive Zoning
- Request:** Preliminary Site Plan approval of the overall development of the 15-acre site for mixed commercial uses

The Planning Board's Report and Recommendation on this project was approved and transmitted to the Town Board on November 16, 2016. The Town Board rezoned the property to IZ Incentive Zoning on February 14, 2017 (Town Board Resolution #102-2017).

Mr. Colucci appeared on behalf of this application. Mr. Cerone also attended.

Mr. Colucci said that the application is in compliance with the Town Board's adopted local law for overall square footage of the development and for program elements. He said that the site has been designed for 30,000 square feet of commercial business uses along State Route 332, 60,000 square feet of mini storage facilities, and 137,000 square feet of climate-controlled storage facilities.

Amenities include a road to be dedicated to the Town and a 12-inch watermain to connect two water utility zones. He said that an engineering report, the full Environmental Assessment Form and the Stormwater Pollution Protection Plan (SWPPP) have been submitted.

Mr. Colucci said that he anticipates working with the Town Engineer and the Town's Project Review Committee to address technical comments, following which architectural elevations and renderings would be prepared and submitted for review.

Mr. Brand said that the Cerone project includes various adjacent properties including the Auburn Trail, which will be located along the western portion of the Cerone property; portions of the adjacent Farmington Country Plaza property; and Auburn Meadows Subdivision (Section 6N), all of which would involve lands to be dedicated to the Town and then transferred to Farmington Country Plaza, the Cerone Project, and the adjacent Cobblestone Performing Arts Center.

Mr. Brand said that an Incentive Zoning amenity would be the continuation of a Town road—to be known as Carmens Way—from an extension of Ivory Drive, located in Section 6N of the Auburn Meadows Subdivision to a point on the Farmington Country Plaza site where there is to a future intersection with Carmens Way. Mr. Giroux said that he would like to begin this project later this year.

Mr. Brand also noted that A&D Real Estate Development has donated a 60-foot right of way along the northern portion of Lot #642 in Section 6N of the Auburn Meadows Subdivision to provide access into adjacent lands and a parking area for users of the

Auburn Trail. He said that a public parking area for about 10 vehicles for trail users would be located at the point of crossing of Ivory Drive. Mr. Brand said that bids would be submitted for the Auburn Trail project in July and that contracts would be awarded in August. He said that the project includes sidewalks along State Route 332 with an access connection from the Auburn Trail to State Route 332 between the Cerone Incentive Zoning site and the Cobblestone Performing Arts Center property.

Mr. Brand said that trail project funds that would have otherwise been needed for acquisition of a number of property easements have now been donated to the Town, thereby making funds available for other trail project amenities including a sidewalk connection along the south side of County Road 41 near New Michigan Road. This trail amenity provides a sidewalk pedestrian access to the Auburn Trail from the Auburn Meadows Subdivision. He complimented Mr. Cerone and Mr. Colucci for having the understanding and vision to agreed-to Town's initiatives in this area and greatly appreciates their help to achieve them.

Mr. Giroux said that the new Town road should be constructed in the first phase of the development and must be constructed to Town specifications. He also said that a hammerhead turnaround at the Ivory Drive intersection also is to be constructed to Town specifications. He also noted that if the gravel road base between State Route 332 and the Ivory Drive intersection could be constructed this fall, then it would allow his department to make the connection between Section 6N of Auburn Meadows and Carmens Way. Mr. Colucci said that a phasing plan has not yet been submitted and that the road would be constructed to Town standards.

Mr. Colucci said that the climate-controlled storage and the mini storage facilities would be constructed in the first phase, which also would include mass grading of the site for a presentable view for potential tenants. He said that property would not be left in a disturbed state and would be stabilized.

Mr. Brand asked about the road connection to the Cobblestone Performing Arts Center. Mr. Colucci said that this would be included in the phasing plan.

Mr. Brand explained that a resolution has been prepared for Planning Board consideration. The resolution declares the Planning Board's intent to be designated Lead Agency under the State Environmental Quality Review (SEQR) Regulations, to give notice to all Involved and Interested Agencies, and to begin the 30-day public review period which will run from May 18, 2017, to 12:00 noon on June 16, 2017. He noted that the following Involved Agencies and Interested Agency have been identified:

Involved Agencies:

U.S. Army Corps of Engineers
New York State Department of Environmental Conservation
New York State Department of Health
New York State Department of Transportation
Town of Farmington Highway Superintendent

Town of Farmington Water and Sewer Superintendent

Interested Agency:

Ontario County Planning Board

Mr. Giroux asked about fire equipment access into the interior driveways and to the two-story climate-controlled structures. Mr. Colucci said that the geometry for a fire ladder truck was reviewed during the Incentive Zoning application process and that he would forward these calculations to the Town Project Review Committee for their meeting on Friday, June 2, 2017.

Mr. Kincaid asked about access into the site for the longest fire department ladder truck. Mr. Colucci said that the truck would have access around the mini storage areas from the Town dedicated road.

Mr. Degear said that the 12-inch-diameter water main would be a critical connection to providing adequate water pressure not only to this site but to other adjacent sites along State Route 332.

Mr. Brabant said that he would issue an MRB Group comment letter to the applicant prior to the next Planning Board meeting.

Mr. Hemminger commended the applicant for working with the Town and the adjacent property owners and noted the importance of having new commercial establishments in the Town.

Ms. Neale said that she is looking forward to receiving the color renderings of the structures and the building materials to be used. Mr. Colucci said that he would be prepared with these at the next meeting.

Mr. Viets asked about a timeline for the retail component and tenants. Mr. Colucci said that acquisition of tenants would be driven by the market. He said that greater activity for prospective tenants would occur following completion of the Town road, and as the site is further prepared. He also noted that the signalized intersection at State Route 332 and Farmbrook Drive would help to attract business tenants. He noted that the timeline could be about 12 to 24 months for tenant acquisition.

Mr. Makin said that this is an exemplary project and commended Mr. Cerone and Mr. Colucci for working with the Town and the adjacent property owners.

Mr. Makin then asked the clerk to read aloud the following resolution:

FARMINGTON PLANNING BOARD RESOLUTION SEQR RESOLUTION—TYPE I ACTION

PB #0501-17

APPLICANT: Michael Cerone, c/o MIII Enterprises, P.O. Box 509,
Webster, N.Y. 14580

ACTION: Preliminary Site Plan Approval—Cerone Incentive Zoning
Project

WHEREAS, the Town of Farmington Planning Board (hereinafter referred to as the Board), based upon its review of Section 617.4. (b) (6) (i) of the State Environmental Quality Review (SEQR) Regulations, a part of Article 8 of the New York State Environmental Conservation Law, finds the proposed Action listed as a Type I Action.

NOW, THEREFORE, BE IT RESOLVED that the Board determines the proposed Action is a Type I Action.

BE IT FURTHER RESOLVED that the Board determines the proposed Action is subject to approvals from a number of Involved Agencies and, therefore, determines that a coordinated review of this Type I Action is warranted.

BE IT FURTHER RESOLVED that the Board determines that the following agencies are Involved agencies for this Action: the U.S. Army Corps of Engineers, Buffalo Regional Office; Region 8 Office of the New York State Department of Environmental Conservation; the Geneva Regional Office of the New York State Department of Health; the Region 4 Office of the New York State Department of Transportation; the Town of Farmington Highway Superintendent; and the Town of Farmington Water and Sewer Superintendent.

BE IT FURTHER RESOLVED that the Board determines the Ontario County Planning Board to be the only Interested Agency for this Action.

BE IT FURTHER RESOLVED that the Board does hereby declare its intent to be designated the Lead Agency for making the required determination of significance upon said Action.

BE IT FURTHER RESOLVED that the Board does hereby establish a 30-day public review period to commence on Thursday, May 18, 2017, and to end at noon on Friday, June 16, 2017.

BE IT FURTHER RESOLVED that the Board does hereby direct the Clerk of the Board to mail out, on Thursday, May 18, 2017, the Project Notification Review Letter (PNRL), drawings and other related packets of material associated with this Action to the involved agencies and the interested agency identified above herein.

BE IT FURTHER RESOLVED that the Board does hereby declare its intent to designate itself as the lead agency for making the required determination of significance at its June 21, 2017, meeting.

BE IT FURTHER RESOLVED that the Board does hereby move to table this application and continue the public meeting thereon at the June 21, 2017, meeting.

BE IT FINALLY RESOLVED that the Board directs copies of this resolution be provided to: Michael Cerone, Mill Enterprises; Paul Colucci, The DeMarco Group; Robert Laviano, Farmington Country Plaza; Loreen Benson, Cobblestone Performing Arts Center; the Farmington Town Clerk; the Town Highway and Parks Superintendent; the Town Water and Sewer Superintendent; the Town Director of Planning and Development; the Ontario County Planning Board; and the Town Engineering Firm, MRB Group, P.C.

Mr. Makin asked Mr. Colucci if he understood the resolution and agreed with it. Mr. Colucci said that he understood the resolution and agreed with it.

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

Adrian Bellis	Aye
Edward Hemminger	Aye
Scott Makin	Aye
Mary Neale	Aye
Douglas Viets	Aye

Motion carried.

6. SKETCH PLAN DISCUSSION

Name: Sarah Costich King, R.L.A., Costich Engineering, 217 Lake Avenue, Rochester, N.Y. 14608

Location: East side of NYS Route 332 between Farmbrook Drive and Clover Meadow Drive

Request: Sketch Plan review with the Planning Board of the first phase of site development of a dentist’s office and related site improvements

Ms. Costich King and Mr. Bragg appeared on behalf of this application. Mr. Costich also attended.

This application was discussed at the Project Review Committee meeting on May 5, 2017.

Ms. Costich King described the project, as follows:

- An approximate 4,500-square-foot dental office on a 5.8-acre parcel of land on the east side of State Route 332 between Farmbrook Drive and Clover Meadow Lane.
- The property is zoned Restricted Business and is located within the Major Thoroughfare Overlay District (MTOD).
- The dental office would be constructed in Phase 1 on 0.94 acres. Future outparcels are proposed for Phase 2 on the remaining 4.494 acres. To date, no tenants for the outparcels have been acquired.
- No Area Variances are needed.
- Entrances into the parcel would be off Farmbrook Drive and Clover Meadow Lane. A traffic circle has been added to the plan as a traffic calming device in response to comments from the Project Review Committee meeting on May 5, 2017.
- The access driveway for the Phase 1 dental office would be off Farmbrook Drive. The applicant is currently preparing a sketch plan to be submitted to the New York State Department of Transportation (DOT) for preliminary review of a proposed right-in and right-out curb cut into the property off State Route 332.
- Stormwater management facilities would be located on both sides of an existing stream on the property. A survey shows that existing drainage flows predominantly from State Route 332 north and east to the existing stream, located in Farmbrook.
- Landscaping to buffer the development from adjacent residential properties along the east side of the parcel and along the property's frontage along State Route 332 will be submitted on future drawings.
- On-site parking may be adjusted following further development of the dental office floor plan and upon the needs of future tenants on adjacent lots. The applicant is working with Hanlon Architects on the building's design. A rendering of the existing Mattiaccio Orthodontics building that is located further north of the site on State Route 332 was displayed as a sample of the type of architecture that the applicant prefers.
- The applicant seeks to move forward with the Phase 1 dental office at this time.

Mr. Brand noted that the applicant met with the Project Review Committee (PRC) earlier this month. He referred members of the Planning Board to the PRC minutes for additional project details. He said that although issues of access, drainage and stormwater management must be addressed, these are not insurmountable.

Ms. Costich King said that the applicant may subdivide portions of the property depending upon the needs of future users. She said that a subdivision plan may be submitted at the time of submission of the Preliminary Site Plan.

Mr. Brand said that he could envision a restaurant with a drive-through to be located upon the proposed northern portion on this property because of its proximity to the signalized intersection at State Route 332 and Farmbrook Drive. He asked the applicant to consider the potential for such a commercial use and to anticipate a design to accommodate a drive-through type of restaurant. He discussed right-in/right-out vehicular access to the site and informed the applicant that the Planning Board would request installation of a sidewalk along the frontage of State Route 332 to connect with a future sidewalk and ultimately to the sidewalk. He noted that ultimately this sidewalk would connect to the sidewalk along the frontage of the nearby automobile dealership south of this site and fronting along the east side of State Route 332.

Mr. Giroux expressed concern about the stormwater management facilities if portions of the property are to be subdivided and sold to other owners. Ms. Costich King said that they are attempting to keep the current drainage flows on either side of the proposed subdivision of land to avoid disturbing it.

Mr. Degear said that there would be only a minor impact of the project upon the existing water and sewer utilities.

Ms. Neale asked about parking around the dental office and the ingress and egress off Farmbrook Drive. Ms. Costich King said that the front of the dental office would face State Route 332, that parking areas would be located around the office building, and that the location of the dumpster is yet to be determined.

Mr. Viets asked about driveway access to the entire parcel. Ms. Costich King said that the proposed roundabout traffic calming device was added to the plan in response to the comments from the PRC.

Mr. Hemminger asked about landscaping, which has been restricted by the DOT at other locations along State Route 332. Mr. Brand said that there should be no DOT restrictions on landscaping along State Route 332 at this location. He explained that the other locations were near Beaver Creek—a Federal wetland area—which is not the case with this location.

Mr. Hemminger noted the Town has strict regulations on signage and requested that the applicant become familiar with this portion of the Town Code. He also asked that the applicant allow adequate space for a potential commercial use of a future site at the southeast corner of State Route 332 and Farmbrook Drive.

Mr. Makin noted the DOT's concern about limiting curb cuts off State Route 332 and asked if the project could move forward without an entrance off State Route 332. Mr.

Bragg said that a curb cut off State Route 332 would be proposed to the DOT but that a denial of a curb cut would not be a problem for the Phase 1 dental office.

There were no further comments or questions on this application from members of the Planning Board or Town staff.

7. OPEN DISCUSSION

Director of Development and Planning:

Mr. Brand commented on the following topics:

- The New York State Department of Transportation (DOT) issued a report on the revised Major Thoroughfare Overlay District (MTOD) map. The DOT provided minor technical comments which have been incorporated onto the map by Mr. Brabant. The map has been submitted to the Town Board and will be referred to the Ontario County Planning Board in June. The Town Board is expected to schedule a Public Hearing on the revised map in July. The map will be posted on the Town website, as well.
- Work on the Auburn Trail segment through the Town is expected to begin this summer. If all work cannot be completed prior to winter, the balance of the work would be completed in the spring of 2018.
- A draft Solar Energy Local Law has been submitted to members of the solar energy committee for review in advance of the committee's meeting later this month. The Town's moratorium on solar energy projects expires in June. Mr. Brand noted that solar project applications would require a special permit from the Planning Board in compliance with a set of standards that is included in the draft local law. Mr. Viets is the Planning Board's representative to the solar energy committee.
- A proposed development by Mark IV construction for a portion of the land located on the east side of State Route 332 and south of County Road 41 (an extension to Quentonshire) is on the Town Board's agenda on May 23, 2017, and on the Project Review Committee's agenda on June 2, 2017.
- The Town Hall addition and renovation project continues to be is on schedule. The elevator has been installed and is functioning; and the drywall (sheet rock) in the Main Meeting Room, new main entrance, foyer, Town Clerk's office, and Deputy Town Clerk's office area, will be installed this weekend. The Town Clerk's office security gate has been installed, and security cameras and monitors are now being installed. Mr. Brand reported that the new facility is tentatively scheduled to open in late July.

Code Enforcement Officer:

Mr. Kincaid reported that the Zoning Board of Appeals will hear applications on Tuesday evening May 30, 2017, from Lamar Outdoor Advertising for installation of a freestanding commercial speech changeable copy electronic advertising sign to be constructed upon the Cobblestone Performing Arts Center property on State Route 332. In addition, there is also an application from Michael Best for a Major Home Occupation (an outdoor commercial photography area) on a portion of his property on Brownsville Road.

He also noted that the operators of Create A Skape on State Route 96 east of Mertensia Road are working on site design.

Highway Superintendent:

Mr. Giroux reported that the Mertensia Road rebuilding project is on schedule. Tentative dates are June 1st for installation of curbing, the third week in June for installation of guard rails, and the end of June for binder paving and limited reopening of the road with alternating traffic as the sidewalks are installed.

He said that there is a 20-working-day cycle for repairs to the County Road 8 bridge over the New York State Thruway, similar to the schedule that the contractor followed for the repairs to the Hook Road bridge over the Thruway. Work on this bridge surfacing project began on May 8, 2017, and is anticipated to be complete by May 28, 2017.

Water and Sewer Superintendent:

Mr. Degear reported that representatives from the Town of Farmington and the Town of Canandaigua met with David Genecco, a major landowner over whose property the major water transmission line from the new Brickyard Road water tank would cross. Mr. Degear said that the meeting went well and that the new water line would enable Mr. Genecco to further develop his property, as well. He noted that Mr. Genecco plans to extend Mobile Road off State Route 332.

Mr. Degear reported that the upgrade from an 8-inch to a 10-inch water line has been completed along Mertensia Road. The line connects with a water line on the south side of County Road 41.

He also reported on the pending design of a new water line and sidewalks along Beaver Creek Road from State Route 96 to County Road 41 has been awarded to MRB Group, D.P.C., and is to commence next month. In addition, next month bids will be opened for a multi-million-dollar sewer project that will begin in July. Finally, a study has been authorized by the Town Board to be conducted by MRB Group upon the capacity of the Town's sewer lines. He noted that the sewer treatment facility on McMahan Road has the necessary capacity to accommodate additional flows but that the capacity of the

transmission lines leading to the treatment facility from the Town of Victor and the Town of Farmington are the major concern, especially with the increase in developments occurring within both towns.

Town Engineer:

Mr. Brabant reported that the Parks and Recreation Master Plan has been submitted to Town staff and the Recreation Committee for input. After comments are received and are incorporated into the plan, the Plan will be submitted to the Town Board and a Public Hearing will be scheduled.

Mr. Brabant noted that he looks forward to the scheduling of a Public Hearing on the MTOD map revisions and adoption of the revised map by the Town Board later this year.

He also reported that he met with the staffs of the Water and Sewer Department and the Highway Department on the annual updates to the Site Design Criteria Manual. He noted that a major addition will be inclusion of specifications on the “Complete Streets” concept.

Planning Board Chairperson:

Mr. Makin asked about creation of the water district in the northeast portion of the Town. Mr. Degear explained that residents in this area have petitioned the Town to create a water district and that a public information meeting will be held Monday, May 22, 2017.

Mr. Makin noted that he, Mr. Hemminger and Mr. Viets will attend the annual spring Planning and Zoning Workshop on Friday, May 19, 2017.

Mr. Makin noted that copies of the Continuing Legal Education (CLE) Courses provided at this year’s New York State Association of Towns Meeting, held in February in New York City, have been distributed to each of the Planning Board members for their review and future discussions as part of their annual training program.

8. PUBLIC COMMENTS

Mr. Sandore reported that Beaver Creek is not flowing any differently now than before the beaver dams were removed. He said that there has been extensive flooding following the recent heavy rains in the yards of the residents who live along the creek and can provide photographs if needed.

Mr. Sandore asked about the HEC-RAS hydraulic study of the creek now underway by Fisher Associates and how residents may obtain a copy of the study upon completion. Mr. Brabant explained that the first portion of the study (on the existing conditions of the

creek) is expected to be completed within the next week or two. He said that this material would be reviewed by MRB Group and the Town staff and then filed with the Town Clerk, at which time it would become a public record and available. He said that the first portion of the study may be posted on the Town website, as well, depending upon the size and number of maps that may be included.

Mr. Brabant noted that the second portion of the study on the impact of the proposed Home Leasing project upon the creek has not yet begun. Fisher Associates is awaiting the decision of the Town Board on the final plan that the firm will use for the study.

Ms. Neale suggested that copies of the study be made available at the Town Hall for public access.

Mr. Sandore said that although the amended Home Leasing project plan is better, he noted that residents still have not received a response from Supervisor Ingalsbe regarding the notation in the original Incentive Zoning Town Board resolution that refers to “parkland.” Mr. Hemminger said that he is aware that the residents have not yet received a response and that Supervisor Ingalsbe is still researching this notation in preparation of a response.

Mr. Compitello of Cypress Creek Renewables, a solar energy vendor, asked about the Town’s progress on the Solar Energy Local Law. Mr. Brand explained that a draft local law has been submitted to the Town’s Solar Energy Committee and that the committee would meet prior to the expiration of the solar energy moratorium in June. Mr. Compitello offered to present a workshop to the Town regarding solar installations. He noted completion of a recent solar installation in Geneva, N.Y., and would present site plans for solar installations that have been approved in other municipalities.

9. ADJOURNMENT

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

Motion carried by voice vote.

The meeting was adjourned at 8:15 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 7, 2017, at 7:00 p.m.

Following the meeting, Mr. Giroux secured the building.

Respectfully submitted,

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