

Town of Farmington

1000 County Road 8
Farmington, New York 14425

PLANNING BOARD **Wednesday, November 15, 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 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: Scott Makin, *Chairperson*
Adrian Bellis
Edward Hemminger
Mary Neale
Douglas Viets

Staff Present:
Lance S. Brabant, CPESC, Town of Farmington Engineers, MRB Group D.P.C.
Ronald L. Brand, Town of Farmington Director of Development and Planning
David Degear, Town of Farmington Water and Sewer Superintendent
Don Giroux, Town of Farmington Highway Superintendent
John Weidenborner, Assistant Chief, Farmington Volunteer Fire Association

Applicants Present:
Connie DiBelle, 91 Victor Heights Parkway, Victor, N.Y. 14564
Primo DiFelice, 91 Victor Heights Parkway, Victor, N.Y. 14564
Carlton S. Hewings, Parrone Engineering, 349 W. Commercial Street, Suite 3200,
East Rochester, N.Y. 14445

Residents Present:
Gerald A. Bloss, 81 Gannett Road, Farmington, N.Y. 14425
Gary Weidenborner, 5799 Mountain Ash Drive, Farmington, N.Y. 14425
Allyn Wagner, 1431 Tudor Way, Farmington, N.Y. 14425

1. MEETING OPENING

The meeting was called to order at 7:00 p.m. After the Pledge of Allegiance was recited. Mr. 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 NOVEMBER 1, 2017**

■ A motion was made by MS. NEALE, seconded by MR. BELLIS, that the minutes of the November 1, 2017, meeting be approved.

Motion carried by voice vote.

3. **CONTINUED FINAL SITE PLAN**

PB #0703-17 Continued Final Site Plan Application

Name: Primo DiFelice, 91 Victor Heights Parkway, Victor, N.Y. 14564

Location: Southwest corner of Collett Road and Hook Road

Zoning District: LI Limited Industrial

Request: To construct a 72,000-square-foot single-story industrial structure (flexible design) (DiFelice Industrial Complex)

Mr. Makin resumed consideration of this application which had been continued from July 19, 2017.

The Planning Board was designated as Lead Agency under Part 617 of the State Environmental Quality Review (SEQR) Regulations on December 2, 2015.

The State Environmental Quality Review determination of non-significance on this application and the Preliminary Site Plan were approved by the Planning Board on April 6, 2016 (PB #1001-15).

The application was discussed at the Project Review Committee meetings on July 28, 2017; September 1, 2017; and November 3, 2017.

Mr. Hewings presented this application. Mr. DiFelice also attended.

Mr. Hewings said that revisions to the site plan have been made and that these revisions address the comments of the Planning Board and the Town staff regarding the aesthetics of the structure, vegetative screening and landscaping. He reported that revised plans, in-

cluding color renderings of the structure and photo simulations of the site as viewed from the Hickory Rise residential subdivision on the east side of Hook Road, were submitted to the Town on Monday (November 13, 2017).

Following his review of the Planning Board and Town comments with Mr. DiFelice, Mr. Hewings said that site design revisions include the following:

- A section of pavement has been removed from the back of the structure. Calculations of turning radii have been provided to the Town Engineer. The remaining pavement is adequate for tractor-trailer staging, employee parking, emergency vehicle access, and for the accommodation of two-way traffic.
- The site plan revisions provided an opportunity to eliminate a total of 18 parking spaces in the viewshed from the residential subdivision. This provides an area to add more trees to fill in the gaps and further screen the east portion of the structure as much as possible.

Mr. Hewings said that a bank of underground utilities which runs parallel with the south property line (force main, sewer and water lines) must remain clear. He said that landscaping and trees atop these lines must be avoided.

Mr. Hewings acknowledged that the Planning Board and Town staff must have time to review the revised plans and that a decision on the Final Site Plan would not be rendered this evening. He said that he believes that the applicant has reached the maximum practical extent to provide more landscaping and screening as requested by the board.

Mr. Brand thanked Mr. Hewings for conveying the concerns of the Planning Board to Mr. DiFelice. Mr. Brand said that the applicant has done a great job mitigating the visual impacts of the project upon the Hickory Rise residential subdivision on the east side of Hook Road. Following receipt of comments from the staff and the Town Engineer, the Final Site Plan application will be reviewed at the Project Review Committee meeting to be held on December 1, 2017, and is expected to be on the Planning Board agenda at the meeting on December 6, 2017, for consideration.

Mr. Brabant discussed his meeting with Mr. Hewings. He noted that the main concern was the screening of the structure from the Hickory Rise subdivision and light glare from the structure onto nearby residential homes. Mr. Brabant said that Mr. Hewings's revised plans have adequately addressed these concerns. Mr. Brabant also said that he will review the revised vehicle turning templates to assure that there is adequate room for onsite traffic flow and emergency vehicle access. He said that an engineering comment letter would be issued later this week.

Assistant Chief Weidenborner asked about fire protection/sprinklers in the structure and about the location of the fire department connection. He requested that the fire department connection be properly located to avoid having the first responding piece of fire apparatus from blocking access of other fire trucks arriving on the scene in time of emer-

gency. Mr. Hewings said that the specific location of the fire department connection has not yet been determined, that this concern would be taken into consideration and that he looks forward to working with the fire department on this matter. Mr. Hewings also noted that the structure would have adequate water pressure and flows.

Ms. Neale said that she appreciated the efforts of Mr. Hewings and Mr. DiFelice to address the comments of the Planning Board and the Town staff. She said that she looks forward to the meeting on December 6, 2017, at which action upon the Final Site Plan will be taken.

Mr. Viets asked about the location of two trees as depicted upon the site plan. He suggested that these could be evergreens instead of deciduous trees to maintain screening during the winter months. Mr. Hewings said that he agreed with this suggestion and will revise the landscaping plan accordingly.

Mr. Viets asked about snow storage on the opposite site of the onsite sidewalk along the driveway from Hook Road, and the feasibility of plowing snow over the sidewalk. Mr. Hewings said that the snow could be pushed over the sidewalk by the onsite snowplowing contractor. In response to a question from Mr. Giroux, Mr. Hewings confirmed that the sidewalk being discussed is an onsite internal sidewalk to be maintained by the applicant.

Mr. Hemminger said that Mr. Hewings and Mr. DiFelice have done a fine job addressing the Planning Board's concerns.

Mr. Makin said that the applicant has provided an excellent plan in a difficult location.

Mr. Brand said that the presentation of the Final Site Plan this evening provided an opportunity for the Planning Board to review the revisions, ask questions, and view the elevations and color photo simulations prior to consideration of the application at the meeting to be held on December 6, 2017.

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

■ A motion was made MR. HEMMINGER, seconded by MR. VIETS, that the application of Primo DiFelice requesting Final Site Plan approval to construct a 72,000-square-foot single-story industrial structure (flexible design) (DiFelice Industrial Complex) on the southwest corner of Collett Road and Hook Road, be continued to December 6, 2017.

Motion carried by voice vote.

4. OPEN DISCUSSION

Director of Development and Planning:

Mr. Brand discussed the following items:

- A copy of the report to the Town Operations Committee for the November 14, 2017, Town Board meeting was distributed.
- A reception and ribbon-cutting ceremony for the enlarged and renovated Town Hall will be held on Tuesday, December 5, 2017, from 4:00 p.m. to 6:00 p.m. The ribbon cutting will take place at 4:30 p.m.
- The Hydrologic Engineering Center's River Analysis Systems (HEC-RAS) study of Beaver Creek has been completed by the Fisher Associates of Rochester, N.Y. A hard copy of the study is available for public review in the Town Clerk's Office. Mr. Brand said that he can also provide an electronic file of the study.
- The Town is awaiting receipt of the final easement from one property owner for the Auburn Trail project. Meanwhile, the New York State Department of Transportation is reviewing the final design plans and all rights-of-way which have been granted to date and should be notifying the Town at the end of this month whether the Town may proceed to solicit bids for the project. The original target date for completion was December 31, 2017. However, the delays which are now being experienced in obtaining all of the easements will require an extension to October 30, 2018.
- Mr. Hemminger serves as the Planning Board's representative on the Town Codes Advisory Committee which held its first meeting on November 13, 2017. Mr. Brand said that among the code revisions which will be considered are minor updating corrections for consistency with current employee job titles and responsibilities and more complex revisions such as changes to the Zoning District map, establishment of an Agricultural Conservation District, and removal of mapped Planned Development Zoning Districts, among other revisions and updates.
- The Town has retained MRB Group, D.P.C., to prepare detailed design plans for the installation of sidewalks within areas along both sides of State Route 96 and Mertensia Road. The total length of the proposed sidewalk improvements is approximately 11,000 linear feet of five-foot-wide concrete sidewalks. The project also includes the installation of 20 ADA curbs/ramps, eight pedestrian crossing signals and two solar-powered flashing pedestrian crossing signs. The design plans will enable the Town to make revisions to the 2016 Transportation Alternative Program (TAP) grant application in anticipation of the next round of grant application funding which is to begin in early 2018.
- New York State Senator Pamela Helming (54th District) has arranged a State grant to the Town to fund improvements to the restrooms at Pumpkin Hook Park. The Town is working with MRB Group, D.P.C., on the design of these improvements.

- Mr. Brand reported receipt of electronic files of the color renderings of the community center and the storage buildings at Home Leasing's Farmington Gardens II apartment project on Mercier Boulevard. He distributed hard copies of the renderings at the meeting.
- Landscaping has been installed around the "Welcome to Farmington/Monarch Manor" road sign on the northeast corner of Canandaigua-Farmington Town Line Road and New Michigan Road. Mr. Brand said that additional flowering plants would be installed around the sign in the spring.
- Site construction has begun in Sections 6N and 6S of the Auburn Meadows Subdivision. Site improvements for these sections include water lines, sewer lines, sidewalks and the asphalt binder for the new streets. The site work is anticipated to be installed prior to the closing of the asphalt plans for the season. The asphalt work has been installed in Section 6S. This section includes six lots to be located along Ackerman Way with access from Canandaigua-Farmington Town Line Road and Opal Drive. Section 6N includes 54 lots along Amber Drive, Marion Way, Jasper Drive and Ivory Drive. Water lines, sewer lines and road base material are being installed. Mr. Brand said that Mr. DiPrima of A&D Real Estate Development plans to begin Section 9 next and may submit final subdivision plans for this section in January 2018.

Water and Sewer Superintendent:

Mr. Degear reported that Home Leasing conducted an information meeting this evening with residents of Hanover Drive, Creek Pointe and the other residential streets near the proposed Farmington Gardens II apartment project on Mercier Boulevard. He said that the residents were introduced to the construction manager and to the construction superintendent and that the residents were not pleased to have learned that Home Leasing seems ready to begin site clearing and construction immediately.

Mr. Brabant said that although Home Leasing has been seeking a Pre-Construction Meeting as soon as possible, the company has not yet addressed a number of issues including water and sewer concerns. Mr. Brabant explained that the Final Site Plans have not yet been signed, that Planning Board conditions of approval have not yet been satisfied, that the easement process has just begun and is not complete, and that several outside agencies including the New York State Department of Transportation and the U.S. Army Corps of Engineers have not yet responded with approvals.

Mr. Brand said that Code Enforcement Officer James Morse has been involved on numerous occasions with this contractor and has emphasized the process which Home Leasing must follow prior to beginning site work and construction. Mr. Degear said that Home Leasing is a long way from being able to begin work. Mr. Brabant said that Home Leasing may not begin any extensive site work at this time.

Mr. Degear said that he told the residents the the Town Code Enforcement Officer would monitor the site.

Mr. Makin said that he informed the residents at the previous Planning Board meeting that Home Leasing had a number of responsibilities to fulfill prior to being able to begin work at the site.

Mr. Viets asked about the U.S. Army Corps of Engineers permit for this project. Mr. Brabant said that a letter has been received from the Army Corps but that a permit approval has not yet been issued. Mr. Degear said that Home Leasing wishes to install a water line under Beaver Creek He said that the Planning Board's approval of the Final Site Plan does not provide Home Leasing with the go-ahead to begin construction.

Mr. Makin asked about the project's status as of this evening. Mr. Brand said that the Town staff would continue to monitor the site and that the Code Enforcement Officer has a number of measures—including a Stop-Work Order—to deal with premature work that may begin on the site. He said that he would inform Mr. Morse in the morning of this matter and ask that he check on the status of onsite activity.

Mr. Degear also reported the Town's concerns on another project regarding the manner in which the contractors are working at the Redfield Grove Incentive Zoning Project on Hook Road. He said that the Town Construction Inspector Matt Heilmann and that the Town Code Enforcement Officer James Morse are finding that the contractors in some cases are not following the plans which have been approved by the Planning Board. Mr. Degear said that all Town departments are working as a unit to assure that the approved plans are followed and that no field changes are made. Mr. Brabant said that the Town is not allowing the contractors to alter the site plans in the field. Mr. Bellis said that Mr. Morse should not hesitate to cite the contractors who deviate from the plans and that he should use all measures available—including a Stop-Work Order—as necessary to assure compliance with the approved plans. Mr. Giroux also cited a recent request that this contractor had made of him. Following his coordination with other Town departments, Mr. Giroux then informed the contractor that the contractor must adhere to the approved final plans and specifications.

Highway Superintendent:

Mr. Giroux reported that the highway staff is ready for the snow-plowing season. He noted that the first 4,000 gallons of the salt mixture has been received and prepared for use. He also said that some site clearing has been completed around the stormwater retention area at the highway department site on Hook Road.

Planning Board Members:

Mr. Hemminger expressed extreme disappointment in the manner in which Home Leasing is proceeding. He said that Home Leasing is not even close to beginning work and that he is disappointed that the company is giving residents the impression that construction is ready to begin. He said that the Planning Board made it clear to the applicant at the previous meeting that a number of issues—including the Planning Board conditions of Final Site Plan approval—must be addressed prior to the issuance of building permits.

Mr. Viets agreed with Mr. Hemminger’s statement on the Home Leasing project.

Mr. Makin discussed the various Town committees which are now working, such as the Town Codes Advisory Committee. He encouraged board members who may have comments on the topics being discussed to directly contact the Planning Board’s representatives to these committees.

5. PUBLIC COMMENTS

None.

6. ADJOURNMENT

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

Motion carried by voice vote.

The meeting was adjourned at 7:50 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, December 6, 2017, at 7:00 p.m.

Following the meeting, the clerk secured the front entrance doors to the Town Hall.

Respectfully submitted,

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