

Town of Farmington

1000 County Road 8
Farmington, New York 14425

PLANNING BOARD
Wednesday, October 4, 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 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
James Morse, Town of Farmington Code Enforcement Officer

Applicants Present:
John Barry, Finger Lakes Hotel, 6108 Loomis Road, Farmington, N.Y. 14425
Megan Houppert, Development Manager, Home Leasing, 180 Clinton Square,
Rochester, N.Y. 14604
Patrick S. Laber, P.E., Senior Project Engineer, Schultz Associates, P.C., 129 S. Union Street,
P.O. Box 89, Spencerport, N.Y. 14559
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
James Dykes, 6137 Hanover 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 SEPTEMBER 20, 2017

■ A motion was made by MS. NEALE, seconded by MR VIETS, that the minutes of the September 20, 2017, meeting be approved.

Motion carried by voice vote.

3. CONTINUED PUBLIC HEARING: PRELIMINARY 2-LOT SUBDIVISION

PB #0102-17 Continued Preliminary 2-Lot Subdivision Application

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

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

Zoning District: IZ Incentive Zoning and MTOD Major Thoroughfare Overlay District

Request: Two-lot subdivision of land to create Lot #R-1C1 to consist of 14.97 acres to be used for a proposed 104-unit apartment project and Lot #R-1C2 to consist of 1.651 acres to be used for a proposed three-structure office project

Mr. Makin reconvened the Public Hearing on PB #0102-17 Preliminary Two-Lot Subdivision application of Home Leasing LLC which had been continued from the meetings on January 18, 2017; February 15, 2017; April 5, 2017; May 17, 2017; September 6, 2017; and September 20, 2017.

The Planning Board approved the Completion of Environmental Assessment and the State Environmental Quality Review (SEQR) Determination of Significance resolutions on September 20, 2017 (SEQR classification as an Unlisted Action with a negative declaration).

Mr. McMahon presented this application. Ms. Houppert also attended.

Mr. McMahon said that there have been no changes in the application since the presentation on September 20, 2017. He acknowledged receipt of the Town engineer's comment letter dated October 2, 2017, and the Water and Sewer Superintendent's e-mail of September 29, 2017. Mr. McMahon said that there were no issues with these comments and that he is in the process of addressing them quickly to comply with the Town's requirements. He said that he would work directly with the Town engineer and with the Town departments on these comments.

Mr. McMahon also reported that a representative from Home Leasing and Landscape Architect Douglas McCord met with property owners in the Hanover Drive/Creek Pointe neighborhoods to determine their needs regarding landscaping of the Home Leasing site. He said that the comments from the residents would be addressed by Mr. McCord in the landscape plan.

Mr. Brand said that a resolution for Preliminary Subdivision Plat approval has been prepared for board consideration this evening.

Mr. Morse, Mr. Giroux and Mr. Degear had no questions or comments on the application at this time.

Mr. Brabant requested that the phasing parcel lines be included on the revised Preliminary Subdivision Plat prior to submission for signatures. Mr. McMahon said that this has been done.

Mr. Makin asked if anyone in attendance wished to speak for or against the application, or ask questions.

Mr. Dykes asked questions which were determined to relate to the accompanying Home Leasing Preliminary Site Plan application. Mr. Makin said that these questions would be addressed during the Preliminary Site Plan portion of the meeting.

There were no comments or questions from those in attendance regarding the Preliminary Subdivision Plat application.

■ A motion was made by MR. BELLIS, seconded by MR. VIETS, that the Public Hearing be closed.

Motion carried by voice vote. The Public Hearing was closed.

Board deliberations:

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

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

**TOWN OF FARMINGTON PLANNING BOARD RESOLUTION
MERCIER INCENTIVE ZONING PROJECT (HOME LEASING LLC)
LOTS #4 AND #5 AMENDMENT/FARMINGTON GARDENS APARTMENTS, PHASE II
PRELIMINARY SUBDIVISION PLAT APPROVAL**

PB #0102-17

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

**ACTION: Preliminary Subdivision Plat Approval, Mercier Incentive
Zoning Project: Lot #R-1C1 consisting of 14.97 acres to be
used for a proposed 104-unit apartment project and Lot #R-
1C2 consisting of 1.651 acres to be used for a proposed three-
building office project; and a 1.784-acre strip of land to be
dedicated to the Town of Farmington for right-of-way for the
extension of Hathaway Drive, located south of Mercier
Boulevard and north of Perez Drive.**

WHEREAS, the Town of Farmington Planning Board (hereinafter referred to as Plan-
ning Board), has received an Application from Home Leasing, LLC for Preliminary Re-
Subdivision Plat Approval for Lot # 1C (formerly Lot #4 and Lot #5) of the Mercier In-
centive Zoning Project (identified as Tax Map Account # 29.00-01-23.110) containing a
total of 18.422 acres); and

WHEREAS, the Planning Board has determined the proposed Action is identified as an
Unlisted Action under Part 617, of Article 8 of the New York State Environmental Con-
servation Law (hereinafter referred to as the SEQR Regulations); and

WHEREAS, the Planning Board has completed its review under SEQR making a deter-
mination of non-significance upon this Action; and

WHEREAS, the Planning Board has given consideration to the Ontario County Planning
Board’s referral #106-2017; and

WHEREAS, the Planning Board has reviewed and given consideration to the Town En-
gineer’s comments contained in their letter dated October 2, 2017; and

WHEREAS, the Planning Board has received testimony at tonight’s Public Hearing re-
garding the proposed preliminary subdivision.

NOW, THEREFORE, BE IT RESOLVED that the Planning Board does hereby move
to grant Preliminary Re-Subdivision Plat Approval, for what is now known as Lots #R-
1C1 (14.987 acres) and #R-1C2 (1.651 acres) and a 60-foot-wide right-of-way (1.784
acres) to be dedicated to the Town of Farmington for the extension of Hathaway Drive,
with the following conditions:

1. Preliminary Re-Subdivision Plat Approval is based upon the drawing prepared by McMahon/LaRue Associates, P.C., Engineers & Surveyors, identified as drawing 2 of 13, Project: Farmington Gardens II, Hathaway Drive, and entitled “Preliminary Subdivision Plat.”
2. The title of the Plat Map is to be amended to read . . . “Preliminary Re-Subdivision Lot 1C, George Mercier Subdivision, Lots #R-1C1 and #R-1C2.”
3. Prior to the Town Engineer signing the Preliminary Re-Subdivision Plat drawing, all comments contained in their October 2, 2017, letter that pertain to the plat map are to be addressed.
4. The Revision Box is to be amended to reflect changes made to the map in accordance with this file number and date.
5. Once all conditions of Preliminary Re-Subdivision Plat Approval have been made on the revised drawing, a total of five (5) paper copies are to be submitted to the Town Code Enforcement Officer, within 180 days, for his review and acceptance.
6. Once all signatures have been affixed to the revised Preliminary Re-Subdivision Plat drawings then the Planning Board Chairperson may sign the drawings.
7. One copy is to be provided to each of the following: Town Highway Superintendent, Town Water and Sewer Superintendent, Town Engineers, Town Development Office and the Applicant. If additional copies are required by the Applicant, then the number of additional copies are to be provided at the time of submittal.
8. Preliminary Re-Subdivision Plat Approval is valid for a period of 180 days from today. Failure to have the Preliminary Re-Subdivision Plat drawings signed within this time period will result in the need for a new application for Preliminary Re-Subdivision Plat Approval.
9. Once the Preliminary Re-Subdivision Plat drawings have been signed, then the Applicant may submit Final Re-Subdivision Plat Maps and make application for Final Re-Subdivision Plat Approval to the Planning Board.

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

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

Adrian Bellis	Aye
Edward Hemminger	Aye
Scott Makin	Aye

Mary Neale Aye
Douglas Viets Aye

Motion carried.

4. CONTINUED PRELIMINARY SITE PLAN

PB #0101-17 Continued Preliminary Site Plan Application

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

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

Zoning District: IZ Incentive Zoning and MTOD Major Thoroughfare Overlay District

Request: Site Plan application for a proposed 104-unit apartment project and a proposed three-structure office project

Mr. Makin resumed the discussion on PB #0101-17 Preliminary Site Plan application which had been continued from the meetings on January 18, 2017; February 15, 2017; April 5, 2017; May 17, 2017; September 6, 2017; and September 20, 2017.

Mr. McMahon presented this application. Ms. Houppert also attended.

Mr. McMahon said that there have been no changes in the application since the presentation on September 20, 2017. As with the previous Home Leasing Preliminary Subdivision Plat application, he acknowledged receipt of the Town engineer's comment letter dated October 2, 2017, and the Water and Sewer Superintendent's e-mail of September 29, 2017. He noted that he had no issues with these comments and that they are being addressed.

On September 29, 2017, Mr. Degear issued the following Water and Sewer Department comments:

1. Building numbers need to be corrected. There are two building #11 and two building #9.
2. Water services for buildings #2, #3, #6 and #12, and for office building #2, should be changed so they do not go under retention areas.
3. Stream crossing details need to be provided for the crossing of Beaver Creek.

4. Not all water services are labeled for size and type of pipe (the ones that are called out 4-inch PE). Four-inch services should be DR 14 pipe.
5. There is no sanitary lateral shown for building #11 west. Building #11 east needs another clean-out for the length of pipe shown (there are 2 building #11's).
6. Size of sanitary mains are not on the utility plan. There are no sanitary notes stating size of pipe.
7. Two trench details are shown. The one with the date of August 2016 should be the one used on the plans.

Mr. Brand said that the draft resolution for Preliminary Site Plan approval which he prepared for board consideration this evening would have to be amended to indicate the applicant's requirement to address the Town engineer's comments contained in the Town engineer's comment letter dated October 2, 2017.

Mr. Morse and Mr. Giroux had no comments or questions on the application at this time.

Mr. Degear said that the comments from the Water and Sewer Department had been issued and are being addressed by Mr. McMahon.

Mr. Brabant said that he is working with Mr. McMahon on the stormwater retention facility and on the evaluation of emergency vehicle turning movements on the site. He noted that the fire chief expressed concern about emergency vehicle access on the south side of Hathaway Drive and that a turning template would be required. Mr. Brabant's engineering comment #13 indicates, "an evaluation of vehicle turning movements demonstrating that there is adequate space available for emergency vehicles, disposal vehicles, vehicles with trailers, etc., to maneuver around onsite without obstructing the internal traffic flow and emergency access to the site should be provided."

Mr. Brabant asked Mr. McMahon if an application to the U.S. Army Corps of Engineers has been made. Mr. McMahon said that he would submit an application to the Army Corps following Preliminary Site Plan approval from the Planning Board. He said that he has not yet submitted an application to the Army Corps due to the many revisions which have made to the Site Plan during the review of the application. He noted that an Army Corps permit may not be needed because all site work is to be kept outside of the delineation of the creek. Mr. Brabant suggested that an application be made to the Army Corps, nonetheless, to receive their input.

Mr. Viets asked about the distance from the residential units to their assigned storage buildings, the distance of which is to be 300 feet or less. He requested that the Site Plan depict each building's assigned storage unit to enable the distance to be calculated.

Mr. Viets asked about trash storage. Mr. McMahon said that the revised Site Plan would indicate that a six-yard dumpster and four totes would be included in each trash storage enclosure in which Home Leasing has determined that an enclosure is feasible.

Mr. Viets asked if the dumpster for the office buildings could be relocated. He noted that this is the first thing that one would see when entering the retail component of the project. Mr. McMahon said that this would be taken into consideration when the Final Site Plan is submitted. He noted that the configuration of retail component of the project may be revised depending upon the needs of the tenants.

Mr. Viets asked that all transformers, switch gears and HVAC components be adequately screened.

He also asked about crosswalks. Mr. McMahon described the Hathaway Drive crosswalk at the Community Center and the locations of sidewalks in that portion of the site. Condition #6 in the draft resolution under consideration this evening indicates, “there is to be a crosswalk and sidewalk connection between the sidewalk on the north side of Hathaway Drive in front of Building 38 and the proposed Community Center. The sidewalk is to extend from the crosswalk south to the entrance of the proposed Community Center.” Mr. McMahon explained that revisions to the crosswalk locations would be included on the revised Preliminary Site Plan.

Mr. Viets discussed landforms along State Route 332 and suggested that undulated forms or a landscaped berm be considered as a buffer.

Mr. Viets asked about stormwater mitigation for snow which would be stored adjacent to Beaver Creek. He asked if the melting snow would flow directly into the Beaver Creek. Mr. McMahon said that check dams, catch basins and swales would slow much of the melting snow but that some snow runoff may flow over a path into the creek.

Mr. Viets asked about meadow seed mix around the stormwater retention pond and how it would be maintained. Ms. Houppert said that this area has been changed to grass in response to neighbors’ concerns and that this revision would be reflected in the Final Site Plan.

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

From the audience, Mr. Dykes discussed the residents’ meeting with Mr. McCord. He noted that Mr. McCord identified trees outside the grading area which are marked on the Subdivision Plat to remain in place. He asked if these trees could be physically marked to avoid the possibility that they would be removed in error. Mr. McMahon said that he would have Mr. McCord tag these trees on the site.

Mr. Dykes asked about a reference in the recent Hydrologic Engineering Center River Analysis Systems (HEC-RAS) study of Beaver Creek by Fisher Associates to a partial

HEC-RAS study completed in 2013 by MRB Group, the Town's consulting engineering firm, as part of the culvert replacement project on Mertensia Road. He asked if there was an overlay to compare the two studies. Mr. Brabant explained that the 2013 MRB Group study concerned only the culvert drainage crossing of Mertensia Road. He said that the MRB Group study may have included calculations and may not have included a specific map of Beaver Creek which would enable the possible overlay to which Mr. Dykes referred. He said that he would provide the MRB Group information to the Town for access by Mr. Dykes and others who may be interested.

There were no further comments or questions from those in attendance at the meeting.

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

**TOWN OF FARMINGTON PLANNING BOARD RESOLUTION
 MERCIER INCENTIVE ZONING PROJECT (HOME LEASING LLC)
 LOTS #4 AND #5 AMENDMENT/FARMINGTON GARDENS APARTMENTS, PHASE II
 PRELIMINARY SITE PLAN APPROVAL**

PB #0101-17

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

**ACTION: Preliminary Site Plan Approval, Mercier Incentive Zoning
 Project: Lot #R-1C1 consisting of 14.97 acres to be used for a
 proposed 104-unit apartment project and Lot #R-1C2
 consisting of 1.651 acres to be used for a proposed three-
 building office project; located south of Mercier Boulevard and
 north of Perez Drive.**

WHEREAS, the Town of Farmington Planning Board (hereinafter referred to as Planning Board), has received an Application from Home Leasing, LLC for Preliminary Site Plan Approval for Lot #1C (formerly Lot #4 and Lot #5) of the Mercier Incentive Zoning Project (identified as Tax Map Account #29.00-01-23.110) containing a total of 18.422 acres); and

WHEREAS, the Planning Board has determined the proposed Action is identified as an Unlisted Action under Part 617, of Article 8 of the New York State Environmental Conservation Law (hereinafter referred to as the SEQR Regulations); and

WHEREAS, the Planning Board has completed its review under SEQR making a determination of non-significance upon this Action; and

WHEREAS, the Planning Board has given consideration to the Ontario County Planning Board's referral #106.1-2017; and

WHEREAS, the Planning Board has reviewed and given consideration to the Town Engineer's comments contained in their letter dated October 2, 2017; and

WHEREAS, the Planning Board has received testimony at tonight's Public Meeting regarding the proposed preliminary subdivision.

NOW, THEREFORE, BE IT RESOLVED that the Planning Board does hereby move to grant Preliminary Site Plan Approval, for what is now known as Lots #R-1C1 (14.987 acres) and #R-1C2 (1.651 acres) and a 60-foot-wide right-of-way (1.784 acres) to be dedicated to the Town of Farmington for the extension of Hathaway Drive, with the following conditions:

1. Preliminary Site Plan Approval is based upon the drawing prepared by McMahon/LaRue Associates, P.C., Engineers & Surveyors, identified as drawing 3 of 13, Project: Farmington Gardens II, Hathaway Drive, and entitled "Preliminary Site/Lighting Plan."
2. The location of the street lights is to be amended such that there is an illumination pattern at the south end of the proposed 60-foot-long bridge over Beaver Creek to provide light for pedestrians along Hathaway Drive.
3. There is to be additional street lights to illuminate the entrances to Buildings #5, #11, #2, #3, from Hathaway Drive.
4. The nature trail is to be redesigned to end at the sidewalk on Mercier Boulevard and not become a cross walk for Hathaway Drive at the north end of the proposed bridge.
5. There is to be sidewalk connections between the sidewalk along Hathaway Drive and Buildings #5, #6, #7 and #8.
6. There is to be a crosswalk and sidewalk connection between the sidewalk on the north side of Hathaway Drive, in front of Building #8 and the proposed Community Center. The sidewalk is to extend from the cross walk south to the entrance to the proposed Community Center.
7. Access to all tenant storage buildings shall be handicapped accessible.
8. There is to be a sidewalk connection between each tenant storage building and the buildings they are intended to serve.
9. There is to be a sidewalk into the proposed Professional Office Building, from Hathaway Drive to between proposed Buildings #1 and #2.

10. Prior to the Town Engineer signing the Preliminary Site Plan drawing, all comments contained in their October 2, 2017, letter that pertain to the site plan map are to be addressed.
11. Prior to the Town Water and Sewer Superintendent signing the Preliminary Site Plan drawing, all of his comments contained in his September 29, 2017, e-mail to James Morse, Code Enforcement Officer and Ronald L. Brand, Director of Planning and Development.
12. The Revision Box is to be amended to reflect changes made to the map in accordance with this file number and date.
13. Once all conditions of Preliminary Site Plan Approval have been made on the revised drawing, a total of five (5) paper copies are to be submitted to the Town Code Enforcement Officer, within 180 days, for his review and acceptance.
14. Once all signatures have been affixed to the revised Preliminary Site Plan drawings then the Planning Board Chairperson may sign the drawings.
15. One copy is to be provided to each of the following: Town Highway Superintendent, Town Water and Sewer Superintendent, Town Engineers, Town Development Office and the Applicant. If additional copies are required by the Applicant, then the number of additional copies are to be provided at the time of submittal.
16. Preliminary Site Plan Approval is valid for a period of 180 days from today. Failure to have the Preliminary Site Plan drawings signed within this time period will result in the need for a new application for Preliminary Site Plan Approval.
17. Once the Preliminary Site Plan drawings have been signed, then the Applicant may submit Final Site Plan Maps and make application for Final Site Plan Approval to the Planning Board.
18. Preliminary Site Plan approval is subject further to the applicant's engineer preparing a written response that address the comments included in the Town engineer's comment letter from Lance S. Brabant, CPESC, MRB Group, D.P.C., dated October 2, 2017.

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

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

Adrian Bellis	Aye
Edward Hemminger	Aye

Scott Makin	Aye
Mary Neale	Aye
Douglas Viets	Aye

Motion carried.

5. NEW FINAL SITE PLAN

PB #1001-17 New Final Site Plan Application

Name: Ryan Del Re, Create A Scape Enterprise LLC, 6162 State Route 96, Farmington, N.Y. 14425

Location: 6162 State Route 96, Farmington, N.Y. 14425

Zoning District: GB General Business and MTOD Major Thoroughfare Overlay District

Request: Final Site Plan approval to utilize the existing structure and site to operate a landscape construction business

On September 6, 2017, the Planning Board approved a resolution to override the Ontario County Planning Board’s Referral Recommendation of Modification (Ontario County Planning Board Referral Number 161-2017). The Planning Board also approved the State Environmental Quality Review (Type II Action) and the Preliminary Site Plan resolutions on September 6, 2017.

Mr. Brand reported that Mr. Del Re contacted him via e-mail this afternoon to indicate that he could not attend this evening’s meeting due to a family emergency and to request that he be excused.

Mr. Brand reported that all of the requested application details have been submitted by Mr. Del Re and that the Final Site Plan is ready for Planning Board consideration.

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

Mr. Bellis asked if Mr. Del Re was aware of the conditions of Final Site Plan approval and if he had any objections. Mr. Brand said that the draft resolution was sent to Mr. Del Re in advance of this meeting and that he did not indicate any objections in his e-mail this afternoon.

Ms. Neale asked about the Create A Scape operations. Mr. Morse said that Mr. Del Re has a permit for outdoor storage of landscape supplies and equipment as an allowable use and that he has not yet used the inside of the existing structure on the site for retail use.

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

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

**TOWN OF FARMINGTON PLANNING BOARD RESOLUTION
FINAL SITE PLAN, CREATE A SCAPE ENTERPRISE LLC**

PB #1001-17

**APPLICANT: Create A Scape Enterprise LLC, 6162 State Route 96
Farmington, N.Y. 14425**

**ACTION: Final Site Plan Approval—To use an existing structure for
office and retail sales and to use a portion of the site for
outdoor storage of landscaping materials and equipment used
in conjunction with a landscape construction business**

WHEREAS, the Town of Farmington Planning Board (hereinafter referred to as Plan-ning Board) has received an application for Final Site Plan approval from Ryan Del Re, Create A Scape Enterprise LLC, for the use of an existing building and a portion of the site located at 6162 State Route 96 for the sale of landscaping services and the outdoor storage of materials; and

WHEREAS, the Planning Board has received testimony at tonight’s public meeting re-garding the proposed Final Site Plan drawing; and

WHEREAS, the Planning Board has determined the proposed Action is classified as a Type II Action under the State Environmental Conservation Law, Article 8, Part 617, thereby satisfying the procedural requirements of the State Environmental Quality Re-view (SEQR) Regulations; and

WHEREAS, the Planning Board has, under separate resolution, voted to override the Ontario County Planning Board’s Recommendation of Modification upon this Action (County Referral #161 of 2017); and

WHEREAS, the Planning Board has reviewed the public record upon this application for Final Site Plan approval, including the Town Engineer’s letter, which concludes that all previous comments have been addressed and there are no further comments at this time; and

WHEREAS, the Planning Board has reviewed the Project Review Committee meeting minutes where this application was discussed and finds no outstanding concerns by any of the town departments.

NOW, THEREFORE, BE IT RESOLVED that the Planning Board does hereby move to grant Final Site Plan approval with the following conditions:

1. Final Site Plan Approval is based upon the drawing prepared by Lu Engineers, identified as “Create A Scape Enterprise LLC, 6162 NYS Route 96, Farmington, New York 14425,” having a revised date of 7/19/17, Drawing No. PL-7, Project No. 5-359-04.
2. Final Site Plan Approval is valid only for the existing building, the existing on-site parking, the outdoor equipment storage area and the four outdoor storage bins. A note to this effect is to be added to the drawing before signing. The drawing’s revision box is to be amended and noted.
3. The Final Site Plan is to add signature lines for the following: Planning Board Chairperson; Water and Sewer Superintendent; and Town Engineer.
4. Once all changes have been made to the Final Site Plan drawing a total of five (5) paper prints are to be submitted to the Town Code Enforcement Officer for his review and approval. The Code Enforcement Officer shall contact those signing the drawings. If additional copies of the signed Final Site Plan are required, then the applicant is to provide them at the time of signing.
5. Final Site Plan Approval is valid for a period of 180 days from today. Failure to submit the drawings for signatures within this time period will result in the approval being made null and void.

■ 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. NEW FINAL SITE PLAN

PB #1002-17 New Final Site Plan Application

Name: Lorene Benson, Victor Association of Cultural and Performing Arts, Inc., 630 Crowley Road, Farmington, N.Y. 14425

Location: Cobblestone Arts Center, 1622 State Route 332, Farmington, N.Y. 14425

Zoning District: GB General Business

Request: Final Site Plan approval to construct a 4,096-square-foot bus maintenance garage and bus parking lot

The Planning Board approved the State Environmental Quality Review (SEQR) resolutions on August 16, 2017 (Determination of Classification as an Unlisted Action with a negative declaration). The Planning Board also approved the Preliminary Site Plan on August 16, 2017.

Mr. Laber presented this application.

Mr. Laber displayed the Final Site Plan drawings and reviewed Landscaping Plan Sheet 4-A which depicted landscaping around the sides of the structure. He noted the large area for the stormwater retention pond and explained that a Stormwater Pollution Prevention Plan (SWPPP) has been provided based upon the request of Mr. Brabant, the Town engineer.

Mr. Laber also displayed a color rendering of the structure which depicted the colors and cultured stone to match the existing Cobblestone Arts Center structure.

Mr. Brand discussed the proposed landscaping along the property line and the adjacent Auburn Trail. He noted that the edge of the existing asphalt parking lot is to be continued to the northwest to the property line with the Auburn Trail to align with paving to be installed on the adjacent Cerone Incentive Zoning Project.

Mr. Morse reported that all of his comments and questions have been addressed by Mr. Laber.

Mr. Giroux and Mr. Degear had no additional comments or questions on this application this evening.

Mr. Brabant said that all of his MRB Group engineering comments have been addressed and that he would work with Mr. Laber on the SWPPP and the accompanying stormwater maintenance agreement, MS4 Stormwater Pollution Prevention Plan Acceptance Form, and related materials.

Ms. Neale thanked Mr. Laber for providing a color rendering of the proposed structure.

Mr. Viets asked if windows would be installed in the structure. Mr. Laber said that the applicant does not plan to have windows in the bus garage.

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

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

**TOWN OF FARMINGTON PLANNING BOARD RESOLUTION
FINAL SITE PLAN, COBBLESTONE ARTS & EDUCATIONAL CENTER BUS FACILITY**

PB #1002-17

APPLICANT: Lorene Benson, Victor Association of Cultural and Performing Arts, Inc., 630 Crowley Road, Farmington, N.Y. 14425

ACTION: Final Site Plan Approval for a 4,096-square-foot bus maintenance garage, relocation of the site dumpster and additional site parking to the facility located at 1622 New York State Route 332

WHEREAS, the Town of Farmington Planning Board (hereinafter referred to as Planning Board), has received an Application from Lorene Benson, Victor Association of Cultural and Performing Arts, Inc., for a one-story 4,096-square-foot bus garage, expanded black topped apron for parking of buses, relocated dumpster and enclosure to the Cobblestone Arts and Education facility site; and

WHEREAS, the Planning Board has reviewed the amended Final Site & Utility Plan drawing, prepared by Schultz Associates, Engineers & Land Surveyors, P.C., identified as Project No. 17.145, dated September 11, 2017, Sheet No.:C-1; and

WHEREAS, the Planning Board has received testimony at tonight's public meeting regarding the proposed final site plan drawing; and

WHEREAS, the Planning Board has reviewed the Town Project Review Committee (PRC) Comments made at the July 28, 2017, meeting, the Ontario County Planning Board Referral #151-2017, a Class 1 Referral with comments.

NOW, THEREFORE, BE IT RESOLVED that the Planning Board does hereby move to approve this application for Final Site Plan Approval with the following conditions:

1. The Final Site Plan drawing's General Notes #11 and #13 are to be revised. These notes pertain to the previous site plan application for the Performing Arts Center Project and do not have any relevance to this application.
2. The Revisions Box is to be updated to reflect the file numbers for both preliminary and final site plan approvals, including the dates of these actions.
3. The edge of the existing asphalt parking lot is to be continued to the northwest to the property line with the Auburn Trail.
4. The existing dumpster and the black top apron are to be removed from the Town owned land. This area is to have soil added and grass seed to establish ground cover.
5. The signature line for the Town Highway Superintendent is to be amended to read Town Highway and Parks Superintendent.

- 6. The site plan is to be amended to show at least six (6) trees to be planted along the northwest border of the property to serve as a screen from the future Auburn Trail Project and the bus garage.
- 7. All parking spaces are to be double lined in accordance with the Town specifications. A note to this effect is to be added to the site plan drawing.
- 8. The Building Elevations drawing entitled “Cobblestone Arts & Education Center Bus Facility,” is to be amended by adding information who prepared the drawing, the date of the drawing, the information stating Final Site Plan and a signature line for the Planning Board Chairperson’s signature.
- 9. Once these revisions have been made to the final site plan drawing and to the Final Building Elevations drawing, then a total of six (6) sets of each of the drawings are to be submitted to the Town Code Enforcement Officer for his review and acceptance. Upon accepting the revised drawings, the Town departments will sign the final site plan drawings. Only the Planning Board Chairperson is to sign the Final Building Elevations drawing. One copy of each of the signed drawings is to be filed in the Town Development Office, one copy is to be filed with the Town Water and Sewer Superintendent; the Town Highway and Parks Superintendent; the Town Engineer; and the Town Construction Inspector.
- 10. Final Site Plan Approval is valid for a period of 180 days from today and shall expire unless amendments have been made to the drawings and signatures have been affixed thereto.
- 11. Once Final Site Plan drawings have been filed then the Town Code Enforcement Officer may issue Building Permit(s) for the project.

Mr. Makin asked Mr. Laber if he understood the resolution and agreed with the conditions. Mr. Laber said that he understood the resolution and agreed with the conditions

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

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

Motion carried.

7. NEW FINAL SITE PLAN

PB #1003-17 New Final Site Plan Application

- Name:** John Barry, Finger Lakes Hotel, 6108 Loomis Road, Farmington, N.Y. 14425
- Location:** Finger Lakes Hotel, 6108 Loomis Road, Farmington, N.Y. 14425
- Zoning District:** GB General Business and MTOD Major Thoroughfare Overlay District
- Request:** Final Site Plan approval to construct a 1,834-square-foot one-story addition to the existing banquet facility

The Planning Board approved the State Environmental Quality Review (SEQR) resolutions on September 6, 2017 (Determination of Classification as an Unlisted Action with a negative declaration). The Planning Board also approved the Preliminary Site Plan on September 6, 2017.

Mr. Barry presented this application.

He explained that the final building elevation drawings as requested by the Planning Board have been submitted to the Town staff by his architect.

Mr. Morse confirmed that he has discussed this application with Mr. Barry and that all requested materials have been provided.

Mr. Giroux, Mr. Degear and Mr. Brabant had no comments or questions on this application this evening.

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

**TOWN OF FARMINGTON PLANNING BOARD RESOLUTION
FINAL SITE PLAN, FINGER LAKES HOTEL ONE-STORY BANQUET FACILITY ADDITION**

PB #1003-17

APPLICANT: Finger Lakes Hotel, 6108 Loomis Road, Farmington, N.Y. 14425

ACTION: Final Site Plan Approval for an 1,834-square-foot addition to the existing banquet facility upon property located at 6108 Loomis Road, Farmington, N.Y. 14425

WHEREAS, the Town of Farmington Planning Board (hereinafter referred to as Planning Board), has received an Application from Finger Lakes Hotel, 6108 Loomis Road, for a one- story 1,834-square-foot building addition to the existing banquet facility; and

WHEREAS, the Planning Board has received testimony at tonight’s public meeting regarding the proposed Final Site Plan drawing and Final Building Elevation drawing; and

WHEREAS, the Planning Board has received and given consideration to Ontario County Planning Board Referral #133-2017; and

WHEREAS, the Planning Board has determined the proposed action to be an Unlisted Action as identified under Part 617, of Article 8 of the New York State Environmental Conservation Law (hereinafter referred to as the SEQR Regulations); and

WHEREAS, the Planning Board has completed Parts 2 and 3 of the Short Environmental Assessment Form, reviewed the criteria for making a determination of significance comparing these criteria to identified impacts and has under separate resolution made a determination of non-significance upon the Action.

WHEREAS, the Planning Board has reviewed the public record upon this application for Final Site Plan approval, including the Town Engineer’s letter of September 29, 2017, which concludes that all previous comments have been addressed and there are no further comments at this time.

NOW, THEREFORE, BE IT RESOLVED that the Planning Board does hereby move to grant Final Site Plan approval of the above referenced application with the following conditions:

1. Final Site Plan Approval is based upon the revised preliminary site plan drawing prepared by Glenn Thornton, P.E., identified as Project No. 17-622, having revised date of 9/12/17, and entitled “Final Site Plan Banquet Space Addition, The Finger Lakes Hotel, 6108 Loomis Road, Town of Farmington, Ontario County, NY.”
2. Final Site Plan Approval is based upon the revised preliminary building elevation drawings prepared by Daniel R. Long, Architect & Associates, identified as drawing A-4.2 and entitled “Final Building Elevation—Finger Lakes Hotel, Banquet Room Addition.”
3. The applicant is to submit a revised Final Building Elevation Plan with a signature line for the Town Planning Board Chairperson’s signature, before Building Permits may be issued.
4. A total of five (5) paper copies of the Final Site Plan drawings and five (5) paper copies of the Final Building Elevation drawings are to be submitted to the Town

Code Enforcement Officer for his review and acceptance before notifying the Town Departments to sign the drawings.

- 5. Once the drawings have been signed one copy is to be filed in the Town Development Office, one copy filed with the Town Water and Sewer Superintendent, one copy filed with the Town Engineers and the remaining two (2) copies returned to the applicant. If additional signed copies are necessary, then the applicant is to submit the required number of additional copies at the time of signing.
- 6. Final Site Plan approval is valid for a period of 180 days and shall expire unless the Final Site Plan and Final Building Elevation Plan drawings have been signed. Failure to submit the drawings for signatures within this time period will result in the approval being made null and void.
- 7. No Building Permits may be issued until Final Site Plan drawings and Final Building Elevation drawings have been filed in accordance with the conditions of approval above.

Mr. Makin asked Mr. Barry if he understood the resolution and agreed with the conditions. Mr. Barry said that he understood the resolution and agreed with the conditions

■ 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.

8. NEW FINAL SUBDIVISION PLAT

PB #1004-17 New Final Subdivision Plat Application

Name: Joseph Konwinski, 200 Hook Road, Farmington, N.Y. 14425

Location: 200 Hook Road

Zoning District: RS-25 Residential Suburban

Request: Final 3-Lot Subdivision Plat approval to create Lot #1 consisting of 1.563 acres and Lot #3 consisting of 2.252 acres as unapproved

building lots, and the parent parcel Lot #2 consisting of 3.454 acres with an existing dwelling

The Planning Board approved the State Environmental Quality Review (SEQR) resolutions on August 16, 2017 (Determination of Classification as an Unlisted Action with a negative declaration). The Planning Board also approved the 3-Lot Preliminary Subdivision Plat on August 16, 2017.

Mr. Konwinski was not present at the meeting this evening. Following discussion with Town staff, it was the consensus of the Planning Board to consider the Final Subdivision Plat application in his absence.

Mr. Brand said that the draft Final Subdivision Plat resolution had been provided to Freeland-Parrinello Land Surveyors—Mr. Konwinski’s consulting surveying company—in advance of the meeting this evening, and that no objections to the resolution were received.

Mr. Bellis said that the Town public-notification sign on the property was not posted. Mr. Morse explained that the sign was removed following the close of the Public Hearing on August 16, 2017. He also noted that the application this evening is only for the subdivision of the land and that each of the three lots are classified as “Non-Approved Building Lots.” He said that the applicant would be required to submit Site Plan applications for development of the lots.

Mr. Giroux, Mr. Degear and Mr. Brabant had no comments or questions on this application at this time.

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

**TOWN OF FARMINGTON PLANNING BOARD RESOLUTION
FINAL PLAT, JOSEPH KONWINSKI SUBDIVISION**

PB #1004-17

APPLICANT: Joseph Konwinski, 200 Hook Road, Farmington, NY 14425

ACTION: Final Subdivision Plat Approval, 3 Lots, located along the west side of Hook Road north of Green Road

WHEREAS, the Town of Farmington Planning Board (hereinafter referred to as Planning Board), has received a Final Plat drawing prepared by Freeland-Parrinello, Land Surveyors, proposing the creation of 3 Lots from 7.269 acres of land identified as Tax Map Account 8.00-01-28.100 and entitled “Final Subdivision Plat of Lands of Joseph C. Konwinski and Rokhsanna Sadeghi;” and

WHEREAS, the Planning Board has reviewed and given consideration to the Ontario County Planning Board Referral #160-2017, an Administrative Review Referral with comments and no specific recommendation; and

WHEREAS, the Planning Board has received testimony at tonight’s public meeting regarding the proposed subdivision; and

WHEREAS, the Planning Board has previously made a determination of non-significance upon the proposed three-lot subdivision, thereby satisfying the procedural requirements under Article 8 of the New York State Environmental Conservation Law; and

NOW, THEREFORE, BE IT RESOLVED that the Planning Board does hereby move to grant Final Subdivision Plat Approval with the following conditions:

1. Final Subdivision Plat Approval involves one existing lot, Lot 2 and two proposed lots that are classified as “Non-Approved Building Lots,” Lots 1 and 3. At such time a Building Permit is sought to construct a dwelling upon either Lot 1, or Lot 3, a detailed site plan drawing shall be provided to the Town Code Enforcement Officer for submission to the Planning Board.
2. Signature lines are required for both the Town Planning Board Chairman and the Town Highway Superintendent.
3. A revised mylar and five (5) paper prints are to be submitted to the Town Code Enforcement Officer for his review and approval. Once the mylar and two (2) prints have been signed, then the signed mylar and two (2) paper prints are to be filed in the County Clerk’s Office within 62 days of signing.
4. A total of three (3) paper prints of the Final Plat Map are to be filed in the Town Development Office. One signed copy is to be filed with the Town Highway Superintendent. The remaining signed copy is to be returned to the applicant. If additional signed copies of the Final Plat Map are necessary, then they are to be provided at the time of signing.
5. Final Subdivision Plat Approval is valid for a period of 180 days from today. Failure to submit the mylar and requested number of paper prints for signing within this time period shall result in this resolution becoming null and void.

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

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

Motion carried.

9. OPEN DISCUSSION

Director of Development and Planning:

Letter of Credit Releases

Mr. Brand said that resolutions have been prepared for board consideration for the following items:

- Hickory Rise Subdivision, Section 1: Site Improvements Partial Letter of Credit Release No. 6
- Hickory Rise Subdivision, Section 2: Site Improvements Partial Letter of Credit Release No. 3
- Hickory Rise Subdivision, Section 3: Site Improvements Partial Letter of Credit Release No. 1

■ A motion was made by MR. HEMMINGER, seconded by MR. BELLIS, that the readings of the above listed three Letter of Credit release resolutions be waived, that the resolutions be blocked for concurrent approval, and that the following resolutions be approved:

**TOWN OF FARMINGTON PLANNING BOARD RESOLUTION
LETTER OF CREDIT RELEASE #6—PARTIAL
HICKORY RISE SUBDIVISION, SECTION 1—SITE IMPROVEMENTS**

WHEREAS, the Town of Farmington Planning Board (hereinafter referred to as Planning Board) has received a request dated October 3, 2017, from Lance S. Brabant, CPESC, MRB Group, D.P.C., the Town Engineers, to approve a partial release (Release #6) from the above referenced letter of credit for site improvements within Section 1 of the Hickory Rise Subdivision; and

WHEREAS, the Planning Board has also received and reviewed the Letter of Credit Release Form, signed by all Department Heads and the Town Engineers, along with the applicant’s Engineer Estimates attachment thereto; and

WHEREAS, under the provisions of Chapter 144, Section 32. F. of the Farmington Town Code, the Planning Board is to render recommendations to the Town Board whether or not to honor the requested release from the letter of credit.

NOW, THEREFORE, BE IT RESOLVED that the Planning Board, after having reviewed the file on this subdivision and the recommendations from the Town Department

Heads, the Town Construction Inspector and the Town Engineers, does hereby recommend that the Town Board take formal action to approve the request to release a total of \$47,108.35 (Release #6) from this Letter of Credit. The total amount in the Letter of Credit is \$1,128,261.83, with a balance remaining of \$55,966.19.

**TOWN OF FARMINGTON PLANNING BOARD RESOLUTION
LETTER OF CREDIT RELEASE NO. 3—PARTIAL
HICKORY RISE SUBDIVISION, SECTION 2—SITE IMPROVEMENTS**

WHEREAS, the Town of Farmington Planning Board (hereinafter referred to as Planning Board) has received a request dated October 3, 2017, from Lance S. Brabant, CPESC, MRB Group, P.C., the Town Engineers, to approve a partial release (Release #3) from the above referenced letter of credit for site improvements within Section 2 of the Hickory Rise Subdivision; and

WHEREAS, the Planning Board has also received and reviewed the Letter of Credit Release Form, signed by all Department Heads and the Town Engineers, along with the applicant's Engineer Estimates attachment thereto; and

WHEREAS, under the provisions of Chapter 144, Section 32. F. of the Farmington Town Code, the Planning Board is to render recommendations to the Town Board whether or not to honor the requested release from the letter of credit.

NOW, THEREFORE, BE IT RESOLVED that the Planning Board, after having reviewed the file on this subdivision and the recommendations from the Town Department Heads and Town Engineers, does hereby recommend that the Town Board take formal action to approve the request to release a total of \$41,967.94 (Release #3) from this letter of credit. The total amount in the letter of credit is \$594,320.73, with a balance remaining of \$42,531.94 after the third partial release of funds from the letter of credit.

**TOWN OF FARMINGTON PLANNING BOARD RESOLUTION
LETTER OF CREDIT RELEASE NO. 1—PARTIAL
HICKORY RISE SUBDIVISION, SECTION 3—SITE IMPROVEMENTS**

WHEREAS, the Town of Farmington Planning Board (hereinafter referred to as Planning Board) has received a request dated October 3, 2017 from Lance S. Brabant, CPESC, MRB Group, P.C., the Town Engineers, to approve a partial release (Release #1) from the above referenced letter of credit for site improvements within Section 3 of the Hickory Rise Subdivision; and

WHEREAS, the Planning Board has also received and reviewed the Letter of Credit Release Form, signed by all Department Heads and the Town Engineers, along with the applicant's Engineer Estimates attachment thereto; and

WHEREAS, under the provisions of Chapter 144, Section 32. F. of the Farmington Town Code, the Planning Board is to render recommendations to the Town Board whether or not to honor the requested release from the letter of credit.

NOW, THEREFORE, BE IT RESOLVED that the Planning Board, after having reviewed the file on this subdivision and the recommendations from the Town Department Heads and Town Engineers, does hereby recommend that the Town Board take formal action to approve the request to release a total of \$319,951.61 (Release #1) from this letter of credit. The total amount in the letter of credit is \$618,627.12, with a balance remaining of \$298,675.51 after the first partial release of funds from the letter of credit.

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

Motion carried.

Other Topics:

Mr. Brand discussed the following topics:

- The Hathaway's Corners (S. B. Ashley Company Incentive Zoning Project), proposed for a 130-acre parcel on the southwest corner of State Route 332 and County Road 41, and the Empire Pipeline Inc. (National Fuel Gas Company) Hook Road Compressor Station Project were presented and discussed in detail at the meeting of the Project Review Committee on September 29, 2017 (*see minutes of the meeting*). Mr. Brand noted that the Empire Pipeline project is regulated by the Federal Energy Regulatory Commission (FERC). He reported that the applicant seeks to involve the Town and the residents throughout the approval stages of the project, although technically the applicant is not obligated to do so. He said that the company will hold a Public Information Meeting at the Farmington Town Hall on Thursday, November 9, 2017, from 5:30 p.m. to 6:30 p.m. for project displays and continuing at 6:30 p.m. for a formal presentation and question-and-answer session.
- One remaining landowner will soon sign an easement for access to the property for construction of the Auburn Trail. The landowner is providing the easement at no cost to the Town.
- The headquarters of Home Power Systems has been located in Farmington for the past three years and has increased the number of full-time employees from 11 to 22. Mr. Brand reported that the company is doing well and plans to double the size of its building at 1127 Corporate Drive.

- Leonard's Express (6070 Collett Road) is no longer interested in developing their property on Corporate Drive (Lot #5 of the Centerpointe Park Subdivision and adjacent lands formerly owned by Chrisantha Construction Corporation of Gorham, N.Y). Mr. Brand reported that the company is in need of a larger site for construction of a refrigerated warehouse and is looking into the purchase of an alternate site on Collett Road.

Code Enforcement Officer:

Mr. Morse reported that Leonard's Express is also considering an application for construction of a 6,000-square-foot pole barn on the north side of Collett Road between the Federal Express Distribution Facility and Ultrafab. He also projected that the Building Department is expected to exceed 670 building permits this year.

Highway Superintendent:

Mr. Giroux reported that the rebuilding of Walnut Drive in the Farmington Grove neighborhood is proceeding well and is within the eight-week work schedule for this project.

Water and Sewer Superintendent:

Mr. Degear noted that water and sewer utility usages have increased as a result of the steady growth within the Town of Farmington.

Town Engineer:

Mr. Brabant reported that pre-construction meetings have been held for the Cerone Incentive Zoning Project on State Route 332 and for the Redfield Grove Incentive Zoning project on Hook Road. He also noted that MRB Group is assisting the Town with the State Transportation Alternatives Program (TAP) grant for funding of sidewalks in the Route 96/Mertensia Road area.

Planning Board Members:

Ms. Neale commended the owners of Mini-Tec Framing Systems on County Road 41 on their well-designed new structure and landscaping.

Mr. Hemminger said that he would be joining Mr. Brand in presenting a session at the upcoming Ontario County Economic Development and Planning Department training session for municipal board members on Monday, November 29, 2017, from 5:00 p.m. to 9:00 p.m. at the Ontario County Safety Training Facility, 2914 County Road 48. The ses-

sion is entitled Municipal Board Perspectives on Development Review” and will provide an overview of required review timetables, case studies and questions and answers on specific project reviews, and a panel and participant discussion on effective strategies for efficient review.

10. PUBLIC COMMENTS

Mr. Sandore discussed the meeting with the Hanover Drive/Creek Pointe neighbors and Home Leasing’s Landscape Architect Douglas McCord. He asked when the residents would have access to the revised Site Plan. Mr. Brand explained that the revisions to the Preliminary Site Plan would be submitted to the Town departments for signatures prior to submission of the Final Site Plan. He said that the Final Site Plan would be available for review by the Planning Board and Town residents at a future public meeting. Mr. Morse said, however, that the Final Site Plan may not be on the Planning Board agenda until November to provide the applicant’s engineer time to revise the Preliminary Site Plan and to provide time for the Town staff’s due diligence in the review of the revised Preliminary Site Plan.

Mr. Brabant noted that the Home Leasing must comply with all conditions of Preliminary Site Plan approval and that the revised Preliminary Site Plan would be reviewed carefully prior to the applicant’s submission of the Final Site Plan.

Mr. Degear reported that the meeting with Mr. McCord and the neighbors went well and that Mr. McCord took the neighbors’ concerns into consideration regarding the placement of trees and landscaping on the Home Leasing site.

Mr. Sandore asked about the involvement of the New York State Department of Environmental Conservation (DEC) in the Home Leasing project. Mr. Brabant explained that the DEC and the U.S. Army Corps of Engineers would collaborate regarding work in or near Beaver Creek. He noted that the DEC would be the lead agency for the separate review of stormwater management initiatives on the site.

11. 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 8:05 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, October 18, 2017, at 7:00 p.m.

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

Respectfully submitted,

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