

Town of Farmington

1000 County Road 8
Farmington, New York 14425

PLANNING BOARD
Wednesday, September 20, 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:
Sam Aruck, 4764 Creekside Lane, Branchport, N.Y. 14418
Scott Harter, P.E., Professional Engineering Group, 7171 Victor–Pittsford Road,
Victor, N.Y. 14564
James B. Loughlin, 6166 Barkwood Court, Farmington, N.Y. 14425
James T. Loughlin, 5670 Martz Road, Farmington, N.Y. 14425
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
Charlie Oster, Rochester, N.Y.
Brian Sandore, 6143 Hanover Road, Farmington, N.Y. 14425

1. MEETING OPENING

The meeting was called to order at 7:00 p.m. After the Pledge of Allegiance was recited. Mr. 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 6, 2017

■ A motion was made by MS. NEALE, seconded by MR. VIETS, that the minutes of the September 6, 2017, meeting be approved.

Motion carried by voice vote.

3. LEGAL NOTICE

The following Legal Notice was published in the Canandaigua *Daily Messenger* newspaper on September 13, 2017:

LEGAL NOTICE

NOTICE IS HEREBY GIVEN THAT the Planning Board of the Town of Farmington, Ontario County, New York, will hold a Public Hearing at the Town of Farmington, 1000 County Road 8, Farmington, New York, Ontario County, on the 20th day of September, 2017, commencing at 7:00 p.m. for the purpose of considering the application of:

PB #0905-17: SAM ARUCK, 4764 CREEKSIDE LANE, BRANCHPORT, N.Y. 14418: Request a two-lot subdivision approval to create parcel Lot #2 consisting of 0.990 acres for the construction of a single-family dwelling, and the remaining lands of the parent parcel Lot #1 will consist of 136± acres. The property is located on the west side of County Road 28 approximately 1,432 feet south of Wiborn Road and zoned A-80 District.

ALL PARTIES IN INTEREST and citizens will be given an opportunity to be heard in respect to such application. Persons may appear in person or by agent.

Scott Makin, Chairperson
Planning Board

4. 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

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 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; and September 6, 2017

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

Mr. McMahon presented these applications.

He displayed the Subdivision Plat which had been revised two weeks ago in conformance with the Hydrologic Engineering Center’s River Analysis Systems (HEC-RAS) study of Beaver Creek. The study was commissioned by the Planning Board and was presented by

Arne Larsen, P.E., of Fisher Associates of Rochester, N.Y., at the meeting on September 6, 2017.

Mr. McMahon said that the HEC-RAS study also was presented to the Town Board on September 14, 2017. He reported that the Town Board approved the amendment to the Incentive Zoning application to reduce the amount of 20,000 square feet of restricted business space to 15,000 square feet of restricted business space in the commercial component of the development.

Mr. McMahon said that all other previously approved zoning issues and Incentive Zoning amenities are unchanged.

Mr. Brabant then read into the record the findings of the Fisher Associates' HEC-RAS study of Beaver Creek, as follows:

As a result of this study effort, the findings are twofold:

1. The 100-year water surface elevation has been mapped for the downstream 7,500 feet of Beaver Creek. The mapping can be utilized by the Town for future development review matters. (Appendix D: Map C-100A—Existing Condition Overview Map, Map C-100B—Existing Condition Enlargement Map). Additionally, the HEC-RAS model for Beaver Creek will be able to aid future hydraulic modelling needs for this reach of Beaver Creek. The HEC-RAS model will be forwarded to the Town under separate cover.
2. We have found that the proposed design for Farmington Garden's Phase II:
 - Will not increase the 100-year water surface elevation in the backyards of Windsor Circle, Hanover Drive and Creek Pointe Drive.
 - Will not increase the 100-year water surface elevation by more than 0.1 foot at the low point of Mercier Blvd (approximately 300 feet west of State Route 332).
 - Will not increase the 100-year water surface elevation in the road side ditch along RT 332.

—Fisher Associates, P.E., L.S., L.A., D.P.C.
Arne Larsen, P.E., Senior Project Manager
September 6, 2017

Mr. Brabant reported that MRB Group, D.P.C., the Town engineering firm, has reviewed the Fisher Associates' HEC-RAS study. He read into the record a portion of the MRB Group engineering comment letter of September 14, 2017:

We have reviewed Fisher Associates memorandum to you entitled "Findings for the September 6th Planning Board Discussion" dated September 6, 2017. The memo is a brief overview of the background data, methodology, and results from their analysis of Beaver Creek and its drainage area adjacent to the proposed project. It includes the output profiles and cross-section from the HEC-RAS software created by the US Army Corps of Engineers, along with aerial maps showing the change in the extent of the water surface during the 100-year storm event within the analysis area. The plans show that, after development, the extents of the 100-year water surface will not encroach further into neighboring residents' property than under current conditions.

We agree with the methodology employed by Fisher Associates and find their results as described in the memorandum to appear accurate. We understand that Fisher Associates is currently finalizing a formal Engineer's Report that will be submitted to the Town. Ultimately, this evaluation shows no significant impact to the 100-year flood condition compared to the current conditions.

—MRB Group, D.P.C.
Kurt M. Rappazzo, P.E., Civil Engineer II
September 14, 2017

Mr. Brabant said that MRB Group is now reviewing the revised plans submitted by Mr. McMahon. He said that an engineering comment letter would be issued by the end of this week.

Mr. Morse reported that he is reviewing the revised plans and would submit Building Department comments to Mr. Brand. Mr. Morse also noted that the Farmington fire department will be requested to review the plans and to comment on the accessibility of the fire connections as shown on the revised plans.

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

Mr. Brand said that resolutions have been prepared for board consideration this evening on the completion of the environmental assessment, the State Environmental Quality Review (SEQR) determination of significance, and the accompanying Full Environmental Assessment Form (EAF) Part 2 and Part 3.

Mr. Brand said that his review of the revised subdivision plat and site plan has begun. He said that his comments would include the topics of sidewalks and site lighting and that

they would be submitted for Planning Board consideration at the meeting on October 4, 2017.

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

Mr. Sandore discussed a comment in the HEC-RAS study which indicated that there is a 1 percent chance of reaching the 100-year Beaver Creek flood level every year. He said that each year in the 15 years during which he has lived on Hanover Drive he has seen the creek rise to the 100-year flood level. He said that there is a 100 percent chance that Beaver Creek will rise to the 100-year flood level every year.

Mr. Sandore said that he would like the record to indicate that the HEC-RAS study is based upon data from 1983 and 1993, which he said are both years having been prior to the Creek Pointe subdivision development and to the widening of State Route 332. He said that he has been concerned about the flooding of Beaver Creek from the beginning of this application, and the dual issues of flooding of the creek and the runoff from the Farmington Gardens apartment development. He said that the 1983 and 1993 figures in the HEC-RAS study greatly underestimate the amount of runoff which is now generated.

Mr. Brabant said that Mr. Larsen discussed his rationale for the data cited in the HEC-RAS study at the previous meeting and that Mr. Larsen was cautious and built in enough room to deal with potential changes. Mr. Brabant also explained that Fisher Associates performed on-site surveys for data acquisition.

Mr. Brabant said that the HEC-RAS study shows that there would not be an increase in the 100-year flood elevation created by the Farmington Gardens Phase II project and that a decrease in the 100-year flood elevation may be realized in some areas along the creek.

Mr. Hemminger asked Mr. Brabant to address Mr. Sandore's comment that the 100-year flood point is reached every year. Mr. Brabant explained that the HEC-RAS study indicates that the Farmington Gardens Phase II project would not make the current situation worse. Mr. Hemminger asked if there would be an attempt to arrive at measures to mitigate the 100-year flood events that occur every year, as described by Mr. Sandore.

Mr. Sandore said that the terms which he has used are taken from the Federal Emergency Management Agency (FEMA) guidelines which are quoted in the HEC-RAS study. He said that this level occurs every year.

Mr. Brabant said that the HEC-RAS study shows a large area along the creek which currently floods but which the study indicates would not flood following the implementation of the creek improvements proposed by the applicant. He said that although there is always something more to mitigate, the HEC-RAS study indicates that this project will not have a negative impact on the current drainage conditions and may improve them in certain areas along the creek.

Mr. Hemminger said that the residents should not have the expectation that this project would correct the existing drainage situation. He said that the flooding which the residents currently experience would continue and that possibly this project would only slightly improve the existing conditions.

Mr. Brabant said that the test of the HEC-RAS study was to determine the existing conditions along this section of Beaver Creek and the impact upon the creek of the Farmington Gardens Phase II project. He said that the study indicates that the project would not make the existing drainage worse.

Mr. Sandore said that his concern is that the project would affect the dynamics of the creek and would move the water to a lower spot. He asked what actions he should take if water comes to the bottom of his property? Mr. Sandore said that although his property does not flood at this time, his concern is water on his property if the dynamics of the creek are changed by this project. He asked what options he would have if his property begins to flood?

Mr. Brand said that the 1 percent calculation in the HEC-RAS study is a statistical calculation which does not necessarily mean that this water level would occur every 100 years. He said that he served as Monroe County's coordinator for the flood insurance program for 10 years and that he can point to communities where flooding occurs because of rainfall which no one can control. He said that the HEC-RAS study has used the latest information from the U.S. Army Corps of Engineers and the recent data collected by Fisher Associates along this section of the creek. Mr. Brand noted that the SEQR regulations do not require the Town to correct a problem of nature which it cannot control. He said that the study has addressed drainage on the adjacent properties and that the Planning Board is in a position to accept the study and make a determination of non-significance under the SEQR regulations.

Mr. Hemminger said that he wants to make sure that the residents do not have the expectation that this project would correct the existing drainage concerns.

Mr. Sandore said that he has not yet had a flooding problem on his property but asked who he should call and what he should do if the project changes the dynamics of the creek and if his property should flood in future years? Mr. Brand said in this eventuality Mr. Sandore should speak with the Town and present engineering data that shows that the flooding was caused by something that occurred on an adjacent property. Mr. Sandore said that he is not an engineer but that he is an expert at looking out into his backyard and seeing the flooding. He said that the water back there is more than anyone believed.

Mr. Hemminger again noted that he wanted to make sure that the residents understand that they do not have expectations beyond this application.

On another issue related to the project's site plan, Mr. Viets, said that he expected to see landscaping around the office buildings depicted upon the revised plans. Mr. McMahon explained that specific landscaping around the office buildings would be shown at the

time of Final Site Plan review after Home Leasing has retained tenants for the commercial component of the project and has determined their needs. Mr. Brabant requested that a note to this effect be included on the Preliminary Site Plan. Mr. McMahon agreed to this request.

Mr. Makin then asked if anyone else wished to comment or ask questions on this application. There were no further comments or questions this evening.

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

**TOWN OF FARMINGTON PLANNING BOARD RESOLUTION
 MERICER INCENTIVE ZONING PROJECT (HOME LEASING LLC)
 LOTS #4 AND #5 AMENDMENT/FARMINGTON GARDENS APARTMENTS, PHASE II
 COMPLETION OF ENVIRONMENTAL ASSESSMENT**

**PB # 0102-17 Preliminary Two-Lot Subdivision Plat
 PB # 0101-17 Preliminary Site Plan**

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

**ACTIONS: Receipt of the Hydrologic Engineering Center's River Analysis
 Systems (HEC-RAS) Study of Beaver Creek by Fisher
 Associates of Rochester, N.Y.; acknowledgement of the validity
 of the findings by the Town engineering firm; and completion
 of the environmental assessment for the project known as
 Farmington Gardens Apartments, Phase II**

WHEREAS, the Farmington Town Planning Board (hereinafter referred to as Planning Board) was designated the Lead Agency, under the State Environmental Quality Review (SEQR) Regulations, at the February 15, 2017 meeting; and

WHEREAS, the Planning Board has conducted a SEQR 30-day public review and comment period from January 19, 2017, to February 15, 2017 upon the Unlisted Action, has completed a coordinated review with Involved and Interested agencies and has given consideration to the information received; and

WHEREAS, the Planning Board has completed its initial review of Part 2 of the Full Environmental Assessment Form (EAF) for the above referenced Project; and

WHEREAS, the Planning Board determined there may be potentially significant adverse impact resulting from the site's drainage and related potential flooding concerns along a portion of Beaver Creek; and

WHEREAS, the Planning Board has the authority under the SEQR Regulations to require the applicant to provide any supplemental information addressing the identified po-

tentially significant impacts associated with site drainage and flooding, at the applicant's expense; and

WHEREAS, the Planning Board determined that there was need for supplemental information to be provided pertaining to identified potentially significant site drainage and flooding issues associated with the proposed Project; and

WHEREAS, the Planning Board commissioned Fisher Associates, 135 Calkins Road, Suite A, Rochester, N.Y. 14623, to conduct the Hydrologic Engineering Center's River Analysis Systems (HEC-RAS) Study of Beaver Creek to determine the 100-year water surface profile (WSP) elevations of Beaver Creek from Ganargua Creek (a.k.a. Mud Creek) to approximately 7,500 feet upstream and to evaluate the 100-year WSP impacts based upon the Farmington Gardens Phase II project design; and

WHEREAS, Arne Larsen, P.E., Senior Project Manager, presented the Fisher Associates HEC-RAS Study findings to the Planning Board at a public meeting held on September 6, 2017; and

WHEREAS, the applicant's consulting engineering firm submitted redesigned Site Plans based upon the findings of the HEC-RAS Study; and

WHEREAS, the HEC-RAS Study findings indicate that the proposed redesign for the Farmington Gardens Phase II project will not increase the 100-year water surface elevations in the backyards of Windsor Circle, Hanover Drive and Creek Pointe Drive, will not increase the 100-year water surface elevation by more than 0.1 foot at the low point of Mercier Boulevard (approximately 300 feet west of State Route 332), and will not increase the 100-year water surface elevation in the road side ditch along State Route 332; and

WHEREAS, MRB Group, D.P.C. (the Town consulting engineering firm) has reviewed the HEC-RAS Study and associated materials submitted by Fisher Associates and has confirmed the validity of the findings.

NOW, THEREFORE, BE IT RESOLVED that the Planning Board acknowledges receipt of the Fisher Associates HEC-RAS Study of Beaver Creek, the redesigned Site Plans submitted by the applicant's consulting engineering firm, and the Town engineering firm confirmation of the validity of the HEC-RAS findings; and

BE IT FINALLY RESOLVED that the Planning Board determines that the submission of the Fisher Associates HEC-RAS Study and the confirmation of the validity of the findings by the town engineering firm complete the environmental assessment for the Farmington Gardens, Phase II apartment/office building project.

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.

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

**TOWN OF FARMINGTON PLANNING BOARD RESOLUTION
 MERICER INCENTIVE ZONING PROJECT (HOME LEASING LLC)
 LOTS #4 AND #5 AMENDMENT/FARMINGTON GARDENS APARTMENTS, PHASE II
 SEQR DETERMINATION OF SIGNIFICANCE**

**PB # 0102-17 Preliminary Two-Lot Subdivision Plat
 PB # 0101-17 Preliminary Site Plan**

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

**ACTIONS: SEQR Determination of Significance for 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;
 located south of Mercier Boulevard and north of Perez Drive;
 and for Preliminary Site Plan**

WHEREAS, the Town of Farmington Planning Board (hereinafter referred to as Planning Board) has received a request for a Preliminary Two-Lot Subdivision Plat Approval and for a Preliminary Site Plan Approval for the above referenced Mercier Incentive Zoning Project, Lot #R-1C1 and Lot #R-1C2 (Farmington Gardens Apartments, Phase II); and

WHEREAS, the proposed subdivision of 16.637 acres of land involves the creation of two lots (Lot #4 consisting of 14.97 acres and Lot #5 consisting of 1.651 acres) which are located south of Mercier Boulevard and north of Perez Drive (hereinafter referred to as Action); and

WHEREAS, the Planning Board, the designated lead agency for this determined Unlisted Action, opened a Public Hearing upon this Action on January 18, 2017; and continued the Public Hearing to the meetings on February 15, 2017; April 5, 2017; May 17,

2017 at which time a request for additional site drainage information was requested of the Applicant by the Planning Board to enable the identification of appropriate mitigation measures associated with the proposed Action; and

WHEREAS, the Planning Board continued the Public Hearing at this meeting on September 20, 2017, at which time the results of the detailed Hydrologic Engineering Center's (of Davis, California) River Analysis Systems (hereinafter referred to as HEC-RAS) Study, was completed upon the proposed Action's impacts upon Beaver Creek and adjacent properties; and

WHEREAS, the HEC-RAS Study findings were presented by Arne Larson, P.E., Fisher Associates; and

WHEREAS, the public was provided opportunity to question the findings of the HEC-RAS Study; and

WHEREAS, the HEC-RAS Study was posted upon the Town's website for public review; and

WHEREAS, the Planning Board, following the presentation made by Fisher Associates, requested the Town Engineers, MRB Group, D.P.C., to complete a review and to provide a report to the Planning Board upon their findings of the detailed HEC-RAS Study; and

WHEREAS, the Planning Board, has received the Town Engineer's report dated September 14, 2017, which accepts the methodology used by Fisher Associates and finds that Fisher Associates finds no significant adverse impact likely to result upon either Beaver Creek or adjacent properties as the result of the amendments that have now been made to the revised Preliminary two- (2-) lot Subdivision Plat and Preliminary Site Plan; and

WHEREAS, the Town Board, in a resolution (#408 of 2017) dated September 14, 2017 has agreed to amend the conditions of incentive zoning approval for the Mercier Incentive Zoning Project, Lots #4 and #5, by reducing the number of proposed office buildings from four to three, reducing the lot size for said offices buildings (Lot #5) and increasing the lot size for the proposed apartment project (Lot #4); and

WHEREAS, the Planning Board has given consideration to the comments provided by the Involved Agencies, Interested Agencies and the general public at tonight's Public Hearing; and

WHEREAS, the Planning Board has completed its review of Parts 2 and 3 of the Full Environmental Assessment Form (EAF), which includes the above referenced HEC-RAS Study; and

WHEREAS, the Planning Board has given consideration to the criteria for determining significance as set forth in Section 617.7 (c) of the SEQR Regulations and the information contained in Parts 1, 2 and 3 of the Full EAF.

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

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

- (i) there will not be a substantial adverse change in existing air quality, ground or surface water quality or quantity, traffic noise levels; a substantial increase in solid waste production; a substantial increase in potential for erosion, flooding, leaching or drainage problems as the result of the revised site plan and subdivision plat for Lots #4 and #5 when analyzed with the HEC-RAS Study findings;
- (ii) there will not be large quantities of vegetation or fauna removed from the site or destroyed as the result of the proposed action; there will not be substantial interference with the movement of any resident or migratory fish or wildlife species as the result of the proposed action; there will not be a significant impact upon habitat areas on the site; there are no known threatened or endangered species of animal or plant, or the habitat of such species; or, are there any other significant adverse impacts to natural resources on the site;
- (iii) there are no known Critical Environmental Area(s) on the site which will be impaired as the result of the proposed action;
- (iv) the overall density of the site is consistent with the Town's Comprehensive Plan land use recommendations;
- (v) there are no known important historical, archeological, architectural, or aesthetic resources on the site, or will the proposed action impair the existing community or neighborhood character;
- (vi) there will not be a major change in the use of either the quantity or type of energy resulting from the proposed action;
- (vii) there will not be any hazard created to human health;
- (viii) there will not be a substantial change in the use, or intensity of use, of land including open space or recreational resources, or in its capacity to support existing uses;
- (ix) there will not be a large number of persons attracted to the site for more than a few days when compared to the number of persons who would come to such a place absent the action;

- (x) there will not be created a material demand for other actions that would result in one of the above consequences;
- (xi) there will not be changes in two or more of the elements of the environment that when considered together result in a substantial adverse impact; and
- (xii) there are not two or more related actions which would have a significant impact upon the environment.

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

BE IT FINALLY RESOLVED that the Board directs that copies of this determination be filed as provided for under the SEQR Regulations, including publishing notice hereof in the State’s Environmental Notice Bulletin.

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.

■ A motion was made by MR. BELLIS, seconded by MR. HEMMINGER, that the reading of the following continuation resolution be waived.

Motion carried by voice vote. The reading of the following continuation resolution was waived.

■ A motion was made MR. HEMMINGER, seconded by MR. VIETS, that the following resolution be approved:

**TOWN OF FARMINGTON PLANNING BOARD RESOLUTION
 PRELIMINARY SUBDIVISION PLAT AND PRELIMINARY SITE PLAN APPROVAL,
 HOME LEASING LLC, FARMINGTON GARDENS APARTMENTS PHASE II & OFFICE
 BUILDINGS
 CONTINUATION**

PB # 0102-17 Preliminary Two-Lot Subdivision Plat
PB # 0101-17 Preliminary Site Plan

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

ACTION: Preliminary Subdivision Plat Approval—Lots #R-1C1 and
#R-1C2, Mercier Incentive Zoning Project; and Preliminary
Site Plan Approval, Lots #R-1C1 and #R-1C2, Farmington
Gardens Apartment Project, Phase II and Proposed Office
Buildings

WHEREAS, the Town of Farmington Planning Board (hereinafter referred to as Planning Board) has received an application for preliminary subdivision plat approval for a two-lot subdivision of land that was originally known as Lots #4 and #5, Mercier Incentive Zoning Project; and

WHEREAS, said lots were recently subdivided creating one lot known as Lot 1C (containing a total of 18.422 acres); and which said lot is now being re-subdivided creating Lots R-1C1 (containing a total of 14.987 acres) and R-1C2 (containing a total of 1.651 acres), with a total land area of 1.784 acres being proposed for town highway right-of-way to allow for the extension of Hathaway Drive connecting to Mercier Boulevard; and

WHEREAS, the Planning Board has received an application for the development of 104 apartment units and four office buildings upon the 18.422-acre site; and

WHEREAS, the applicant, as the result of completing a HEC-RAS Study for Beaver Creek has found it necessary to amend the original subdivision plat and site plan drawings to adequately mitigate the site’s drainage impacts upon Beaver Creek and adjacent properties; and

WHEREAS, the change in the design necessitated Town Board approval of the incentives for developing these two sites; and

WHEREAS, the Farmington Town Board (hereinafter referred to as Town Board), on Thursday, September 14, 2017, received testimony at a public hearing on the proposed amendments to the incentive zoning proposal for development of Lots R-1C1 and R-1C2; and

WHEREAS, said Town Board took action to approve the development of the original 104-unit apartment project, to be located on a lot; and

WHEREAS, said Town Board also took action to approve the development of three proposed office buildings, a reduction from four proposed office buildings, to be located upon the second proposed lot; and

WHEREAS, the Town Board action does not change the total number of apartment units being constructed, or any of the agreed-to site amenities associated with the original conditions of amendment to the Incentive Zoning for Lots #4 and #5 of the George Mercier Incentive Zoning Project; and

WHEREAS, the Town Director of Planning and Development and the Town Engineers, MRB Group, D.P.C., have requested an additional period of two weeks to complete their reviews of the revised Preliminary Subdivision Plat and the Preliminary Site Plan drawings; and

WHEREAS, the Planning Board also desires an additional two-week period to review the public hearing records upon this application for preliminary subdivision plat and site plan approvals.

NOW, THEREFORE, BE IT RESOLVED that the Planning Board does hereby move to table further discussion upon this application for preliminary subdivision plat approval and preliminary site plan approval; and moves to continue the Public Hearing upon these two applications to Wednesday, October 4, 2017, commencing at 7:00 p.m., in the Farmington Town Hall, 1000 County Road 8, Farmington, New York 14425.

BE IT FINALLY RESOLVED that copies of this resolution are to be provided to: the applicant, Megan Houppert, Home Leasing LLC; and to Greg McMahon, P.E., McMahon LaRue Associates.

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

Motion carried.

5. NEW PUBLIC HEARING: PRELIMINARY 2-LOT SUBDIVISION

PB #0905-17 New Preliminary 2-Lot Subdivision Application

Name: Sam Aruck, 4764 Creekside Lane, Branchport, N.Y. 14418

Location: West side of County Road 28, approximately 1,432 feet south of Wiborn Road

Zoning District: A-80

Request: To subdivide 137± acres to create Lot #2 consisting of 0.990 acres for a single-family dwelling. The remaining parent parcel Lot #1 will consist of 136 acres.

NEW PRELIMINARY SITE PLAN

PB #0906-17 New Preliminary Site Application

Name: Sam Aruck, 4764 Creekside Lane, Branchport, N.Y. 14418

Location: West side of County Road 28, approximately 1,432 feet south of Wiborn Road

Zoning District: A-80

Request: Site Plan approval to construct a single-family dwelling located on Lot #2 of the James and Wayne Cheasman Preliminary Subdivision Plat dated December 5, 2016.

Mr. Makin opened the Public Hearing on PB #0905-17 Sam Aruck Preliminary 2-Lot Subdivision application. He concurrently opened the discussion on PB #0906-17 which is the accompanying Sam Aruck Preliminary Site Plan application.

Mr. Aruck presented these applications.

He said that would like to subdivide a parcel of less than one acre (Lot #2) from the parent parcel (Lot #1) to construct a 1,500-square-foot single-family home.

Mr. Brand explained that a lane is located on the proposed Lot #2 which provides access to active agricultural land to the west which is not owned by Mr. Aruck. Mr. Brand asked if this lane would remain open and available for the use of the farmer who currently uses the lane to access his field. Mr. Aruck said that the farmer's use of the access lane to his field would remain.

Mr. Brand explained that an access easement across Lot #2 between the County Road 28 right-of-way and the adjacent parcel of land to the west is required prior to the issuance of a Building Permit for Lot #2. He said that the easement may be restricted for farming purposes only, that the liber and page number of the filing of the easement in the Ontario County Clerk's Office is to shown on the Final Plat Map, and that a copy of the easement is to be provided to the Development Office.

Mr. Aruck said that the easement would be provided. He also noted that the farmer also has a second access to the agricultural land on the north of the property. Mr. Aruck said that the preparation of the easement is with his attorney.

Mr. Morse reported that he met with Mr. Aruck to discuss these applications and that the plans have been adjusted to avoid the need for Area Variance applications to the Zoning Board of Appeals. Mr. Morse said that there would be no objections from Ontario County regarding the driveway leading from County Road 28 onto the property. He noted that Mr. Aruck must apply for and provide an Ontario County Highway Permit for access onto County Road 28.

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

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

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

Board deliberations:

■ A motion was made by MR. VIETS, seconded by MS. NEALE, that the SEQR Determination of Classification and the SEQR Criteria for Determining Significance resolutions be combined for concurrent action, that the readings be waived, and that the resolutions be approved as submitted.

Motion carried by voice vote. The SEQR resolutions were combined for concurrent action, the readings of the resolutions were waived, and the following resolutions were approved as submitted:

**FARMINGTON PLANNING BOARD RESOLUTION
SEQR RESOLUTION—DETERMINATION OF CLASSIFICATION
PRELIMINARY 2-LOT SUBDIVISION PLAT AND PRELIMINARY SITE PLAN FOR LOT #2**

**PB #0905-17
PB #0906-17**

APPLICANT: Sam Aruck, 4764 Creekside Lane, Branchport, N.Y. 14418

ACTION: Preliminary Two-Lot Subdivision Plat, west side of County Road 28 approximately 1,432 feet south of Wiborn Road; and Preliminary Site Plan for Lot #2 of the James and Wayne Cheasman Subdivision

WHEREAS, the Town of Farmington Planning Board (hereinafter referred to as the Board) based upon its review of Sections 617.4. (b) (6) and 617.5 of the State Environmental Quality Review (SEQR) Regulations, a part of Article 8 of the New York State Environmental Conservation Law, does not find the proposed Action listed as either a Type I or Type II Action.

NOW, THEREFORE, BE IT RESOLVED that the Board finds that the Action is classified as an Unlisted Action under Section 617 of the SEQR Regulations.

BE IT FURTHER RESOLVED that the Planning Board is the only Involved Agency and, therefore, is the designated Lead Agency under the SEQR Regulations for making the required determination of significance upon this Action.

BE IT FURTHER RESOLVED that the Board has reviewed the Part 2 of the Short Environmental Assessment Form and finds the analysis of anticipated impacts to be accurate and complete.

BE IT RESOLVED that the Board in making this Classification has satisfied the procedural requirements under SEQR and directs this Resolution to be placed in the Town file upon this Action.

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

**PB #0905-17
PB #0906-17**

APPLICANT: Sam Aruck, 4764 Creekside Lane, Branchport, N.Y. 14418

ACTION: Preliminary Two-Lot Subdivision Plat, west side of County Road 28 approximately 1,432 feet south of Wiborn Road; and Preliminary Site Plan for Lot #2 of the James and Wayne Cheasman Subdivision

WHEREAS, the Town of Farmington Planning Board (hereinafter referred to as Planning Board), based upon review of the Criteria contained in §617.2 (a) of Part 617 of NYCRR, Article 8, New York State Environmental Conservation Law, has found the above referenced Actions to be Unlisted Actions; and

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

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

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

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

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

- (i) there will not be a substantial adverse change in existing air quality, ground or surface water quality or quantity, traffic noise levels; a substantial increase in solid waste production; a substantial increase in potential for erosion, flooding, leaching or drainage problems;
- (ii) there will not be large quantities of vegetation or fauna removed from the site or destroyed as the result of the proposed action; there will not be substantial interference with the movement of any resident or migratory fish or wildlife species as the result of the proposed action; there will not be a significant impact upon habitat areas on the site; there are no known threatened or endangered species of animal or plant, or the habitat of such species; or, are there any other significant adverse impacts to natural resources on the site;
- (iii) there are no known Critical Environmental Area(s) on the site which will be impaired as the result of the proposed action;
- (iv) the overall density of the sites is consistent with the Town's Comprehensive Plan land use recommendations;
- (v) there are no known important historical, archeological, architectural, or aesthetic resources on the site, or will the proposed action impair the existing community or neighborhood character;
- (vi) there will not be a major change in the use of either the quantity or type of energy resulting from the proposed action;
- (vii) there will not be any hazard created to human health;
- (viii) there will not be a substantial change in the use, or intensity of use, of land including open space or recreational resources, or in its capacity to support existing uses;
- (ix) there will not be a large number of persons attracted to the site for more than a few days when compared to the number of persons who would come to such a place absent the action;
- (x) there will not be created a material demand for other actions that would result in one of the above consequences;
- (xi) there will not be changes in two or more of the elements of the environment that when considered together result in a substantial adverse impact; and

- (xii) there are not two or more related actions which would have a significant impact upon the environment.

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

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

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

Motion carried.

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

**TOWN OF FARMINGTON PLANNING BOARD RESOLUTION
PRELIMINARY 2-LOT SUBDIVISION PLAT
SAM ARUCK SUBDIVISION, WEST SIDE OF COUNTY ROAD 28**

PB #0905-17

APPLICANT: Sam Aruck, 4764 Creekside Lane, Branchport, N.Y. 14418

ACTION: Preliminary Two-Lot Subdivision Plat, west side of County Road 28 approximately 1,432 feet south of Wiborn Road; to subdivide 137± acres to create Lot #2 consisting of 0.990 acres for a single-family dwelling; the remaining parent parcel Lot #1 will consist of 136 acres

WHEREAS, the Town of Farmington Planning Board (hereinafter referred to as Planning Board), has received an Application from Sam Aruck for Preliminary Subdivision Plat Approval for Lots #1 and #2 of the Sam Aruck Subdivision (identified as Tax Map Account #019.00-01-29.112) containing a total of 137± 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 finds that the proposed Action is exempt from referral to the Ontario County Planning Board, according to that agency’s rules of procedure;

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

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

1. Preliminary Subdivision Plat Approval is based upon the drawing prepared by Freeland-Parrinello, Land Surveyors, entitled “Preliminary Subdivision Plat, James E. & Wayne R. Cheasman, Lots #1 and #2, dated December 5, 2016.
2. There is to be a note added to the Preliminary Plat Map that reads . . . “At the time of application for a Building Permit, for Lot #2, a Park and Recreation Fee shall be paid to the Town prior to the issuance of a Building Permit.”
3. There is to be a note added to the Preliminary Plat Map that reads . . . “Prior to the issuance of a Building Permit for Lot #2, a copy of the Ontario County Highway Permit for access to County Road 28 shall be provided to the Town Development Office.”
4. Prior to the issuance of a Building Permit for Lot #2, an access easement across Lot #2 between the County Road 28 right-of-way and the adjacent parcel of land to the west, which is currently in agricultural use, is to be shown on the Preliminary Plat Map. Said easement may be restricted for farming purposes only. At the time of Final Plat Map approval, the liber and page number of the filing of the easement in the Ontario County Clerk’s Office is to be shown on the drawing. In addition, a copy of said easement is to be provided to the Town Development Office.
5. Preliminary Plat Approval is valid for a period of 180 days and must be renewed unless all conditions of approval have been made and a signed preliminary plat map has been placed in the file in the Town Development Office. Failure to comply with this time period shall result in this preliminary plat approval being made null and void.
6. Once all conditions of Preliminary Plat Approval have been made on the revised drawing, a total of two (2) paper prints are to be submitted to the Town Code Enforcement Officer, within 180 days, for his review and acceptance.
7. Once the Planning Board Chairperson’s signature has been affixed to the revised Preliminary Plat drawings then the applicant may submit application for Final Subdivision Plat Approval.

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

■ A motion was made by MR. HEMMINGER, 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.

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

**TOWN OF FARMINGTON PLANNING BOARD RESOLUTION
PRELIMINARY SITE PLAN APPROVAL
LOT #2 OF THE JAMES AND WAYNE CHEASMAN SUBDIVISION**

PB #0906-17

APPLICANT: Sam Aruck, 4764 Creekside Lane, Branchport, N.Y. 14418

ACTION: Preliminary Site Plan Approval to construct a single-family dwelling located on Lot #2 of the James and Wayne Cheasman Preliminary Subdivision Plat, dated December 5, 2016

WHEREAS, the Town of Farmington Planning Board (hereinafter referred to as Planning Board) has opened a public meeting tonight upon the above referenced Action; and

WHEREAS, the Planning Board has made a Determination of Non-Significance upon said Action as provided for under Part 617 of the State Environmental Quality Review Regulations; and

WHEREAS, the Planning Board has given consideration to the information presented at tonight’s public meeting.

NOW, THEREFORE, BE IT RESOLVED that the Planning Board does hereby move to approve the above referenced Action with the following conditions:

1. Preliminary Site Plan Approval is based upon the set of drawings prepared by Marks Engineering, identified as “Preliminary Site Plan, Prepared for Sam Aruck,” dated 6/9/2017, Tax Map # 19.00-1-51.100, drawings C100, C500, C501 and C502.

2. The Title of the Preliminary Site Plan is to be amended to read... “Preliminary Site Plan, Lot #2, James E. & Wayne R. Cheasman Subdivision.”
3. There is to be a note added to the Preliminary Site Plan that reads . . . “At the time of application for a Building Permit for Lot #2, a Park and Recreation Fee is to be paid to the Town of Farmington.”
4. There is to be a note added to the Preliminary Site Plan that reads . . . “Prior to the issuance of a Building Permit for Lot #2, a copy of the Ontario County Highway Permit for access to County Road 28 shall be provided to and filed in the Town Development Office.
5. There is to be a note added to the Preliminary Site Plan that reads . . . “All site lighting shall conform to the Town Lighting Standards contained in Chapter 165 of the Town Code.”
6. Prior to the issuance of a Building Permit for Lot #2, an access easement across Lot #2 between the County Road 28 right-of-way and the adjacent parcel of land to the west, which is currently in agricultural use, is to be shown on the Preliminary Plat Map. Said easement may be restricted for farming purposes only. At the time of Final Plat Map approval, the liber and page number of the filing of the easement in the Ontario County Clerk’s Office is to be shown on the drawing. In addition, a copy of said easement is to be provided to the Town Development Office.
7. The Preliminary Site Plan drawing is to be amended by removing signature lines for the Town Highway Superintendent, the Town Water and Sewer Superintendent and the Town Engineer.
8. Once all changes required by this resolution have been made to a revised Preliminary Site Plan drawing, two (2) paper copies are to be submitted to the Town Code Enforcement Officer for his review and acceptance. Then the Planning Board Chairperson may sign the revised Preliminary Site Plan drawing.
9. Once the revised Preliminary Site Plan drawing has been signed and filed with the Town Development Office, then the applicant may submit an application for Final Site Plan Approval.
10. Preliminary Site Plan Approval is valid for a period of 180 days from today and shall expire unless extended by the Planning Board under separate resolution.

Mr. Makin asked Mr. Aruck if he understood the resolution and agreed with the conditions. Mr. Aruck 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.

6. NEW FINAL SITE PLAN

PB #0907-17 New Final Site Plan Application

Name: Mr. and Mrs. James T. Loughlin, 5670 Martz Road, Farmington, N.Y. 14425

Location: County Road 8

Zoning District: RR-80 Rural Residential

Request: Final Site Plan approval to construct a single-family dwelling on Lot #3 of the Loughlin Subdivison

Mr. Harter presented this application. James T. Loughlin also attended.

Mr. Harter explained that the conditions of Preliminary Site Plan approval have been addressed and that the Final Site Plan as displayed this evening includes the revisions that were requested by the Town staff and the Planning Board.

He explained that 65,000 square feet would be disturbed by the construction of the single-family home and that a New York State Department of Environmental Conservation (DEC) Notice of Intent (NOI) is required due to the disturbance of more than one acre.

Mr. Harter said that the site plan has been designed to keep the slope ratio to a 1:4 minimum and below the Town’s 1:3 requirement. He explained that silt fencing and other means of erosion control would be provided and would be shown on the plans.

He noted that all other Preliminary Site Plan conditions of approval have been addressed.

Mr. Brand said that a resolution has been prepared for board consideration this evening to grant Final Site Plan approval and that he has no further comments or questions.

Mr. Morse discussed the demolition of the barn on the property. He explained that a demolition permit is required and that this may be obtained at no cost to the applicant at the time of the issuance of the Building Permit.

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

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

**TOWN OF FARMINGTON PLANNING BOARD RESOLUTION
FINAL SITE PLAN, LOUGHLIN SUBDIVISION, LOT #3**

PB #0907-17

**APPLICANTS: James T. and Kelly J. Loughlin, 5670 Martz Road,
Farmington, N.Y. 14425**

**ACTION: Final Site Plan Approval for the development of the existing
Lot #3 of the Loughlin Subdivision Plat, located on the west
side of County Road 8, approximately 2,900 feet south of
Martz Road, with a single-family dwelling and related site
improvements**

WHEREAS, the Town of Farmington Planning Board (hereinafter referred to as Planning Board), has received an Application from James T. and Kelly J. Loughlin, for Final Site Plan approval of a single-family dwelling and related site improvements upon existing Lot #3 of the Loughlin Subdivision; and

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

WHEREAS, the Planning Board has determined the proposed action to be a Type II 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 made, under separate resolution, a determination of non-significance upon said action, thereby satisfying the procedural requirements under the SEQR Regulations.

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. Approval is based upon the final site plan drawing prepared by Professional Engineering Group, having a revised date 9/13/17 and as further amended by this resolution.
2. There is to be a note added to the Final Site Plan stating . . . "No Building Permit may be issued until a Park and Recreation Fee has been paid to the Town."

- 3. A note is to be added stating . . . “All site lighting shall comply with the Town’s Lighting Regulations contained in Chapter 165 of the Town Code.”
- 4. A note is to be added stating . . . “No Building Permit shall be issued until a copy of the Ontario County Highway Permit for access to County Road 8 has been issued.”
- 5. Final Site Plan Approval is valid for a period of 180 days. Failure to submit revised Final Site Plan drawings for signatures within this time period, by the Town Water & Sewer Superintendent and the Town Planning Board Chairperson, shall result in this resolution being made null and void.
- 6. Copies of this resolution are to be sent to: the applicants; and to Scott Harter, P.E., Professional Engineering Group.

Mr. Makin asked Mr. Harter and Mr. Loughlin if they understood the resolution and agreed with the conditions. Mr. Harter and Mr. Loughlin said that they 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
Mary Neale	Aye
Douglas Viets	Aye
Scott Makin	Aye

Motion carried.

7. NEW FINAL SITE PLAN

PB #0908-17 New Final Site Plan Application

Name: Mr. and Mrs. James B. Loughlin, 929 Mendoza Boulevard,
Lady Lake, Florida 32159

Location: County Road 8

Zoning District: RR-80 Rural Residential

Request: Final Site Plan approval to construct a single-family
dwelling on Lot #2 of the Loughlin Subdivison

Mr. Harter presented this application. James B. Loughlin also attended.

Mr. Harter explained that Mr. Loughlin plans to construct a two-bedroom single-family home on Lot #2 of the Loughlin Subdivision. He reported that all conditions of Preliminary Site Plan approval have been addressed, that there are no steep-slope issues with this lot, and that an NOI from the DEC is not required.

Mr. Degear asked about the existing water service to the barn that is currently on the property. Mr. Harter said that a meter pit is on the site. Mr. Degear requested that this be confirmed and noted upon the site plan.

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

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

**TOWN OF FARMINGTON PLANNING BOARD RESOLUTION
FINAL SITE PLAN, LOUGHLIN SUBDIVISION, LOT #2**

PB #0908-17

**APPLICANTS: James B. and Judy C. Loughlin, 929 Mendoza Blvd.,
Lady Lake, Florida 32159**

**ACTION: Final Site Plan Approval for the development of the existing
Lot #2 of the Loughlin Subdivision Plat, located on the west
side of County Road 8, approximately 3,100 feet south of
Martz Road, with a single-family dwelling and related site
improvements**

WHEREAS, the Town of Farmington Planning Board (hereinafter referred to as Planning Board), has received an Application from James B. and Judy C. Loughlin, for preliminary site plan approval of a single-family dwelling and related site improvements upon existing Lot #2 of the Loughlin Subdivision; and

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

WHEREAS, the Planning Board has determined the proposed action to be a Type II 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 made, under separate resolution, a determination of non-significance upon said action, thereby satisfying the procedural requirements under the SEQR Regulations.

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. Approval is based upon the final site plan drawing prepared by Professional Engineering Group, having a revised date 9/13/17 and as further amended by this resolution.
2. There is to be a note added to the Final Site Plan stating . . . “No Building Permit may be issued until a Park and Recreation Fee has been paid to the Town.”
3. A note is to be added stating . . . “All site lighting shall comply with the Town’s Lighting Regulations contained in Chapter 165 of the Town Code.”
4. A note is to be added stating . . . “No Building Permit shall be issued until a copy of the Ontario County Highway Permit for access to County Road 8 has been issued.”
5. Final Site Plan Approval is valid for a period of 180 days from today. Failure to submit the final site plan drawing for signature by the Town Water and Sewer Superintendent and Planning Board Chairperson within this time period will result in the approval being made null and void.
6. Copies of this resolution are to be sent to: the applicants; and to Scott Harter, P.E., Professional Engineering Group.

Mr. Makin asked Mr. Harter and Mr. Loughlin if they understood the resolution and agreed with the conditions. Mr. Harter and Mr. Loughlin said that they understood the resolution and agreed with the conditions.

■ A motion was made by MR. BELLIS, 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.

8. OPEN DISCUSSION

Director of Development and Planning:

Mr. Brand discussed the following topics:

- Work is underway in Section 6S of the Auburn Meadows Subdivision. The sanitary sewer is now being installed. A Letter of Credit for Section 6N is being prepared by the developer's attorney and is awaiting bank approval.
- Notice is expected later this week regarding the preparation of bids for the Auburn Trail.
- Bids for Town Hall landscaping will be opened on Monday, September 25, 2017. The Town Board is expected to award the contract on Tuesday, September 26, 2017. Landscaping work will begin shortly after the contract is awarded.
- The agenda for Project Review Committee meeting on Friday, September 29, 2017, includes the presentation of revised plans for Hathaway Corners (southwest corner of State Route 332 and County Road 41, a Pre-Construction Meeting for the Cerone Incentive Zoning project on the west side of State Route 332 opposite Farmbrook Drive, and presentation of a proposed natural gas pumping station as part of the Empire Pipeline on a 92-acre site on Hook Road north of the Highway Department.

Water and Sewer Superintendent:

Mr. Degear discussed the exemplary work of Construction Inspector Matt Heilmann who has been handling a heavy workload due to the growth of the Town, which is now affecting the Town staff. Mr. Degear noted Mr. Heilmann's diligence in site inspections to assure that no field changes—which would be inconsistent with approved site plans—are made by developers. Mr. Degear also reported on the cooperation between Town departments during this period of rapid growth.

Mr. Degear also discussed the implementation of flow meters which are used to locate existing sewer line problems for their correction to assure adequate capacity for the new developments coming into the Town.

Code Enforcement Officer:

Mr. Morse reported that work has begun at the Redfield Grove project on Hook Road. He also noted that Primo DiFelice is expected to submit final site plans next week for the DiFelice Industrial Complex on the southwest corner of Collett Road and Hook Road. He said that this project may be on the Planning Board agenda on October 19, 2017

Planning Board Members:

Mr. Hemminger noted that the Veterans’ Memorial on the Town Hall campus will be dedicated on Saturday, September 23, 2017, at 11:00 a.m. The dedication will include the flag-raising ceremony.

9. PUBLIC COMMENTS

Mr. Sandore asked about a proposed drive-in in the Town. Mr. Brand reported that no further information has been received.

10. ADJOURNMENT

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

Motion carried by voice vote.

The meeting was adjourned at 8:10 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 4, 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