

Town of Farmington

1000 County Road 8
Farmington, New York 14425

PLANNING BOARD **Wednesday, September 5, 2018, 7:00 p.m.**

MINUTES—APPROVED

The following minutes are written as a summary of the main points that were made and are the official and permanent record of the actions taken by the Town of Farmington Planning Board. Remarks delivered during discussions are summarized and are not intended to be verbatim transcriptions. An audio recording of the meeting is made in accordance with the Planning Board adopted Rules of Procedure. The audio recording is retained for 12 months.

Board Members Present: Edward Hemminger, *Chairperson*
Adrian Bellis
Shauncy Maloy
Mary Neale
Douglas Viets

Town Official Present:
Peter Ingalsbe, Supervisor, Town of Farmington

Staff Present:
Lance S. Brabant, CPESC, Town of Farmington Engineer, MRB Group, D.P.C.
Ronald L. Brand, Town of Farmington Director of Development and Planning
Dan Delpriore, Town of Farmington Code Enforcement Officer
Don Giroux, Town of Farmington Highway and Parks Superintendent

Applicants Present:
Stephen Ashley, S. B. Ashley and Associates Ventury Co. LLC, 700 Powers Building,
16 West Main Street, Rochester, N.Y. 14614
Michael Birkby, Conifer Realty LLC, 1000 University Avenue, #500, Rochester, N.Y. 14607
Robert J. Cantwell, R.L.A., BME Associates, 10 Lift Bridge Lane East,
Fairport, N.Y. 14450
Amy Dake, P.E., PTOE, Senior Managing Traffic Engineer, SRF Associates, D.P.C.,
3495 Winton Place, Rochester, N.Y. 14623
Ryan T. Destro, P.E., Project Engineer, BME Associates, 10 Lift Bridge Lane East,
Fairport, N.Y. 14450
Patrick Laber, P.E., Project Engineer, Schultz Associates Engineers and Land Surveyors PC,
129 S. Union Street, Spencerport, N.Y. 14559
Mark Meyer, Meyer’s RV Superstores, 100 Sanford Road North, Churchville, N.Y. 14428
Mark Stevens, S. B. Ashley and Associates Ventury Co. LLC, 700 Powers Building,
16 West Main Street, Rochester, N.Y. 14614

Matt Tomlinson, CPESC, Marathon Engineering, 39 Cascade Drive, Rochester, N.Y. 14614

Residents Present:

Mary Alice and William Allen, 5988 County Road 41, Farmington, N.Y. 14425
Nancy Benton, 6125 County Road 41, Farmington, N.Y. 14425
Gerald A. Bloss, 81 Gannett Road, Farmington, N.Y. 14425
Jane M. Bonnett, 6056 County Road 41, Farmington, N.Y. 14425
Collette M. Brien, 5942 Calm Lake Drive, Farmington, N.Y. 14425
Jacqueline A. Conway, 6000 Calm Lake Drive, Farmington, N.Y. 14425
Gloria and George Cronin, 5944 Calm Lake Drive, Farmington, N.Y. 14425
Gail Doran, 5946 Calm Lake Drive, Farmington, N.Y. 14425
Chris Durkin, 5999 Calm Lake Drive, Farmington, N.Y. 14425
Cynthia Ingalsbe, 151 Galvin Court, Farmington, N.Y. 14425
Paul A. Kleinstuber, 6054 Calm Lake Drive, Farmington, N.Y. 14425
Suzanne Lasher, 6054 Calm Lake Drive, Farmington, N.Y. 14425
Dr. Leonard Muscarella, 165 Maple Avenue, Victor, N.Y. 14564
Gerald D. Newton, 6050 County Road 41, Farmington, N.Y. 14425
Sandra J. Packard, 6014 Calm Lake Drive, Farmington, N.Y. 14425
Thomas E. Schanz, 1444 Wood Drive, #20, Farmington, N.Y. 14425
Stephanie and Phil Valenti, 6127 County Road 41, Farmington, N.Y. 14425
Allyn Wagner, 1431 Tudor Way, Farmington, N.Y. 14425
James Wells, 6180 Buckskin Drive, Farmington, N.Y. 14425
Patricia Wirth, 5999 Calm Lake Drive, Farmington, N.Y. 14425
Dale Zajac, 6125 County Road 41, 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. Hemminger 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. Hemminger said the meeting would be conducted according to the Rules of Procedure approved by the Planning Board on March 7, 2018.

2. APPROVAL OF MINUTES OF AUGUST 15, 2018

■ A motion was made by MS. NEALE, seconded by MR. BELLIS, that the minutes of the August 15, 2018, meeting be approved.

Motion carried by voice vote.

3a. CONTINUED PRELIMINARY SUBDIVISION

PB #0703-18 Continued Preliminary Subdivision Application

Name: S. B. Ashley and Associates Venture Co., LLC, 700 Powers Building, 16 West Main Street, Rochester, N.Y. 14614

Location: Hathaway’s Corners Project
Southwest corner of State Route 332 and County Road 41

Zoning District: Incentive Zoning

Request: Preliminary Subdivision approval to develop 130.8 acres, includes 85 single-family lots, 61 single-family villas lots, 79 one-story townhomes (4-unit structures), 72 two-story townhomes (4-unit structures), 88 two-story apartments (8-unit structures), approximately 95,900 square feet of commercial/office buildings, an open space area of approximately 12 acres of land surrounding the Hathaway Cemetery, and a community clubhouse/office.

3b. CONTINUED PRELIMINARY OVERALL SITE PLAN

PB #0704-18 Continued Preliminary Overall Site Plan Application

Name: S. B. Ashley and Associates Venture Co., LLC, 700 Powers Building, 16 West Main Street, Rochester, N.Y. 14614

Location: Hathaway’s Corners Project
Southwest corner of State Route 332 and County Road 41

Zoning District: Incentive Zoning

Request: Preliminary Subdivision approval to develop 130.8 acres, includes 85 single-family lots, 61 single-family villas lots, 79 one-story townhomes (4-unit structures), 72 two-story townhomes (4-unit structures), 88 two-story apartments (8-unit structures), approximately 95,900 square feet of commercial/office buildings, an open space area of approximately 12 acres of land surrounding the Hathaway Cemetery, and a community clubhouse/office.

Mr. Hemminger reconvened the Public Hearing on PB #0703-18 (Preliminary Subdivision) which was opened on August 1, 2018. He concurrently resumed the discussion of PB #0704-18 (Preliminary Overall Site Plan) from the meeting on August 1, 2018.

These applications were reviewed by the Project Review Committee on July 28, 2017; September 29, 2017; April 6, 2018; June 1, 2018; and July 13, 2018.

On July 18, 2018, the Planning Board declared its intent to be designated as Lead Agency for making the State Environmental Quality Review (SEQR) determination of significance upon this application and established the 30-day SEQR public review and comment period which began on July 19, 2018, and which concluded at 12:00 p.m. on Monday, August 20, 2018.

The following Involved Agencies and Interested Agencies have been identified for these applications:

Involved Agencies:

New York State Department of Environmental Conservation, Region 8 Office
New York State Department of Transportation, Region 4 Office
New York State Department of Transportation, Ontario County Office
New York State Department of Health, Geneva Regional Office
Ontario County Department of Public Works
Canandaigua–Farmington Water and Sewer District
Town of Farmington Highway and Parks Department

Interested Agencies:

Ontario County Department of Planning
Lance S. Brabant, Director of Planning, MRB Group, D.P.C.
James Morse, Town of Farmington Code Enforcement Officer
Matt Heilmann, Town of Farmington Construction Inspector

Mr. Cantwell (BME Engineering) presented these applications. Also attending were Mr. Ashley and Mr. Stevens (S. B. Ashley and Associates Venture Co. LLC); Mr. Destro (BME Associates); and Ms. Dake (SRF Associates).

Mr. Cantwell said that with the close of the 30-day public review and comment period the Planning Board is now in a position to designate itself as the Lead Agency for making the State Environmental Quality Review (SEQR) determination, if the board so chooses to do so. He said that the Public Hearing has been kept open for the receipt of comments from the Involved and Interested Agencies, from the New York State Department of Transportation, from the Ontario County Department of Public Works, from Town staff and the Town engineer, and from residents. He noted the written comments received from Mr. Newton (6050 County Road 41).

Mr. Cantwell said that the comments (some technical in nature) have been received on the topics of stormwater management, utilities, pedestrian improvements, sidewalks and traffic. He said that the Town engineer's comments took a comprehensive approach to the technical review of all aspects of the project and that the comments will be addressed.

In response to previous remarks concerning landscaping, Mr. Cantwell displayed color renderings of landscape plantings proposed for the road frontages along State Route 332 and County Road 41. These included the potential lists of proposed shade trees, evergreens, ornamental shrubs and grasses for foundation plantings, stormwater management

area shrub plantings, and the stormwater management and commercial outparcel landscape design intent. He said that these renderings reflect the design intent of the treatments along the State Route 332 and County Road 41 corridors and that the typical plantings and stabilization measures for the stormwater management area are dictated by New York State Department of Environmental Conservation (DEC) and Town regulations. He said that the renderings provide a visual representation of the landscaping in these corridors.

Mr. Cantwell said that he plans to meet with the Town Project Review Committee (PRC) on Friday (September 7, 2018) to address additional comments from the Planning Board and staff. He seeks a dialogue and discussion with the Committee concerning the applicant's intent to move forward with earthwork this fall. Mr. Cantwell said that the applicant is committed to this project and would like to begin the earthwork prior to the winter weather.

Mr. Hemminger asked Mr. Cantwell to review the scope of the project as discussed this evening and at a recent meeting of the PRC. Mr. Cantwell reviewed the boundaries of the property, which includes approximately 130 acres. He also provided the following details:

- 61 Villas with a homeowners' association; private roads within the Villas section; existing swale to be preserved; a connection to the Auburn Trail will be provided from the Villas section.
- 85 single-family homes in the western portion of the property.
- Approximately 79 ranch units, three- and four-unit single-story units, slab on grade (no basements); clubhouse with parking for the clubhouse and visitors; and two-story townhomes with a one-car garage and basements to accommodate storage; privately maintained roads in this section.
- Road reservation has been provided for the future Carmen's Way and the Major Thoroughfare Overlay District (MTOD) connection.
- A four- to six-acre area will be reserved for the existing Town-owned Hathaway Cemetery; the area around the cemetery will be owned and maintained by the developer; a parking area for cemetery visitors will be provided.
- Phase 1: Will include approximately 8 acres of open space to be dedicated to the Town.
- Phase 1: Will include the Town-dedicated stormwater management facility along County Road 41.

- Phase 2 Apartment Section: Will include 88 apartments; two-story apartment buildings, eight apartments per building; enclosed garages for some of the buildings.
- Phase 2: Will include the remaining single-family homes in the western portion of the property.
- Phase 2: Will include the commercial component driven by market need, demand and interest of prospective tenants.
- Roads in the single-family section will be dedicated to the Town; utilities will be dedicated to the Town; the sewer utility in the Villas will be dedicated to the Town; the townhouses and the apartment buildings would have private utilities.

All roads within the villas and townhomes sections of Phase 1 will be private roads. A Town-dedicated cul-de-sac and temporary hammerhead turnaround will be constructed in Phase 1.

Amenities to be offered to the Town are:

1. Oversized water mains along the Town-dedicated road within the development (upsized from 8-inch to 12-inch mains).
2. 12-inch relief sanitary sewer parallel to State Route 332 connecting to the sanitary sewer at Perez Drive.
3. Water line replacement from western access point of the site across the full frontage of the property with a 12-inch water main (the Town has agreed to bore under Beaver Creek and under State Route 332).
4. 8 acres of open space conveyed to the Town.
5. Donation of a right-of-way for the future connection to Carmen's Way.
6. Donation of access to Hathaway Cemetery and a small parking area.
7. A sidewalk along County Road 41 between Access Road A and Beaver Creek, connecting the eight acres of open space to be conveyed to the Town for future access to the Auburn Trail.

Mr. Cantwell said that the commercial component will include approximately 100,000 square feet of buildings on the proposed commercial sites. He said that the build-out and uses of the commercial component will be driven totally by market demand. The proposed uses have been defined by the Town Board in the approved Incentive Zoning of the property. Mr. Cantwell said that if there are any changes being requested to the proposed uses, the changes would require Town Board approval. He said that all proposed commercial uses and sites will be submitted for Planning Board approval for site plan and

architectural review, landscaping, lighting, massing of buildings, parking and related details.

Mr. Cantwell said that the project would be constructed in phases. Phase 1 will include the infrastructure and Town-dedicated and private roads, the townhomes and two-story ranch homes, the clubhouse and approximately half of the single-family homes. He said that the villas very likely would be constructed in Phase 1 but could go in Phase 1B, and that the all the apartments would be constructed in Phase 2. The commercial component, driven by market demand, could be constructed in either Phase 1 or Phase 2.

Mr. Cantwell said that the property includes a privately-owned park area for the use of the residents. He said that the existing Town-owned Hathaway's Cemetery would remain open to the public and that a parking area will be provided for public access to the cemetery. He said that the applicant has selected street names from the Town's history for relevance to the historical nature of the site.

Ms. Dake (Senior Managing Traffic Engineer, SRF Associates) then reviewed the traffic impact study on this project which was prepared in October 2017 and which was updated in January 2018 and June 2018 to reflect the current site plan. She said that the traffic impact study has been reviewed by the New York State Department of Transportation (DOT) and the Ontario County Department of Public Works (OCDPW), and that the comments from both agencies have been incorporated into the plan.

Ms. Dake explained the process which was used for completion of the study. This included a review of existing background traffic and the expected build-out of projects which are already approved by the Town but which have not yet been constructed. The build-out projections extend to a six-year period. Conservative traffic projections for the commercial component were made in the absence of specific tenants in the commercial component at this time.

Ms. Dake said that the existing conditions indicate that the peak traffic impacts in the area occur from 7:00 a.m. to 9:00 a.m. and from 4:00 p.m. to 6:00 p.m.

Ms. Dake said that the County Road 41/Mertensia Road, County Road 41/New Michigan Road, County Road 41/Hathaway Drive and County Road 41/State Route 332 intersections were studied and that rankings were assigned regarding the lengths of delays at these intersections during the peak periods. Also considered were the future access points into and out of the site from County Road 41 and State Route 332.

Based upon the expected land uses of the property (residential and potential commercial uses such as office, medical office and/or retail), Ms. Dake said that the traffic impact study projects that the development could distribute to the roads an additional 282 entering trips and 258 exiting trips in the morning peak hours, and 422 entering trips and 441 exiting trips in the evening peak hours.

Ms. Dake said that the intersections were then ranked “A” to “F” regarding those which are projected to have the least amount of delay (“A”) to those which are projected to have the most amount of delay (“F”).

She said that all of the data was then used to establish a set of mitigation strategies for this particular development. Strategies were developed based upon the existing traffic, the additional traffic which is proposed to be generated by the development, and the requirements of the DOT and the OCDPW which were provided following the review of the plans by these agencies.

Strategies for the Phase 1 traffic mitigation are based upon the residential component of the project. Strategies for Phase 2 traffic mitigation are based upon the commercial component and the full build-out of the site.

Phase 1 traffic mitigation strategies include:

- Eastbound right turn lane on County Road 41 at the State Route 332 intersection.
- Southbound right turn lane on State Route 332 at the County Road 41 intersection.
- Eastbound and westbound left-turn arrows on County Road 41 (left-turn lanes now exist, but the left-turn arrows would be new measures).
- The two driveways on State Route 332 would both have southbound right-turn lanes.

Prior to construction of the commercial component, another traffic impact study will be made to determine the impact of the residential phase and to determine when the next set of mitigation measures will be required.

Ms. Dake said that the final traffic mitigation for the project will include a new traffic signal at the southerly driveway of the project at State Route 332 with a northbound left-turn lane. She said that the DOT also requires the removal of the U-turn break in the median to the north at the time of the installation of the traffic signal.

Ms. Dake said that the DOT has approved the installation of a traffic signal on State Route 332 when it becomes warranted by the commercial component.

Mr. Hemminger said that a number of mitigating traffic factors were considered by the Town Board during the rezoning application. These included the turn lanes and improvements to the State Route 332/County Road 41 intersection. He noted that the rezoning application process has been in progress for well over a year.

Mr. Brand said that three resolutions have been prepared by the Town staff for Planning Board consideration this evening, i.e.: 1) continuation or closing of the Public Hearing; 2)

designation by the Planning Board as Lead Agency for making the State Environmental Quality Review (SEQR) determination; and 3) direction to the Town staff to prepare a draft of Part 2 and Part 3 of the SEQR Full Environmental Assessment Form for review and acceptance by the Planning Board at the meeting on September 19, 2018.

Mr. Brabant discussed the MRB Group engineering comment letter which was provided to the applicant. He said that most of the comments are technical in nature and will be addressed through the SEQR process. He noted that the Town Water and Sewer Department requires that sidewalks and water mains be located on opposite sides of a road and that the applicant's engineer will need to maneuver the routing of some water mains and sidewalks on the plans.

Mr. Brabant said that a concern was the buffering of the stormwater management ponds along the south side of County Road 41, as expressed by residents at the Public Hearing on August 1, 2018. He said that the residents had requested a buffer for pedestrian safety between the stormwater management ponds and the road, and that vegetative screening or a larger distance between the road and the ponds has been suggested.

Mr. Brabant said that the sidewalk will not be extended along County Road 41 to the State Route 332/County Road 41 intersection at this time to provide the applicant with flexibility regarding the construction of a future commercial building. However, he said that a sidewalk easement will be required to permit the installation of a sidewalk along County Road 41 to the intersection in the future. Mr. Brabant also said that an easement will be required to the proposed cemetery/private park area of the property.

Mr. Brabant said that the applicant will be required to have the Preliminary Overall Site Plan approved and signed prior to the issuance of a grading permit by the Town for the earthwork which the applicant would like to begin this season. He also said that the applicant will be required to submit a phasing plan, a Letter of Credit to cover the costs of all grading and erosion control, and a Stormwater Pollution Prevention Plan (SWPPP) associated with drainage and erosion control. These items will be required prior to any site work on the property.

Mr. Hemminger asked about the placement of the stormwater maintenance ponds. Mr. Brabant said that the ponds have been proposed for installation at the lowest points of the property. The natural flow of water is toward this area. He also said that the ponds must be designed, monitored and maintained in accordance with the DEC and the Town's MS4 Program requirements. He said that the location of the second pond will be closer to the State Route 332/County Road 41 intersection. This site is also at a low point of the property and will provide more efficient access by the Town for future maintenance and inspection. He said that both stormwater maintenance ponds will be sized to handle the full development of the site and that the locations along County Road 41 provide the least impact for construction and future Town access.

Mr. Hemminger said that the stormwater management ponds and mitigation measures are requirements of the DEC.

Mr. Hemminger then asked if anyone in attendance wished to comment or ask questions on the applications.

Ms. Wirth (5999 Calm Lake Drive) asked if the applicant is seeking to have more homes on the site than would otherwise be permitted [by the original zoning]. Mr. Hemminger said that the density of the development was determined by the Town Board during the Incentive Zoning application process. He said that the question of density has been resolved by the Town Board and that the role of the Planning Board is to address other issues.

Ms. Wirth asked if the Victor Central School District has been notified and if the school district is on board and OK with the project. Mr. Cantwell said that the applicant reached out to the school district during the rezoning process, that the plans were submitted to the school district, and that the school district was made aware of the full build-out of the development. He said that the school district indicated that it will serve the students who will live in the development. Mr. Cantwell also noted that the enrollment in the Victor Central School District has remained consistent over the past six years. He said that the district's enrollment figures, which were provided to the applicant, show that total K–12 enrollment declined by one (1) student from 2012 to 2017.

Ms. Wirth asked if the Farmington Gardens II and Pintail Crossing housing developments which are now under construction were taken into consideration by the traffic impact study. Ms. Dake said yes. She also said that adding left turn lanes and turn arrows at the State Route 332/County Road 41 intersection will reduce the queue length which extends along County Road 41 back from the intersection and which sometimes blocks Hathaway Drive. Ms. Wirth said that the problem is not the queue length. She said that the problem is the amount of traffic on County Road 41. She said that there are times when a driver cannot pull out of Hathaway Drive to get into the queue lane. Ms. Wirth said that the problem is all the traffic on County Road 41.

Mr. Wagner (1431 Tudor Way) said that he is aware that getting out onto County Road 41 is a problem. He said that there is nothing mentioned in the traffic impact study about school buses. Ms. Dake said that school bus runs have been taken into consideration in the traffic impact study and have been counted in the existing and projected traffic calculations. She also noted that the evening peak traffic hours of 4:00 p.m. to 6:00 p.m. occur after the afternoon school bus peak hours of approximately 2:00 p.m. to 3:30 p.m.

Ms. Doran (5946 Calm Lake Drive) expressed concern about drainage and the amount of bedrock in the area. She said that although stormwater runoff could be directed and regulated, the drainage which “percs” into the ground is directed by the bedrock. She asked if a hydrogeological study has been done. Mr. Brabant said that geological testing was done and will determine the depth of the bedrock. Ms. Doran asked if this was done by a hydrogeologist.

Ms. Conway (6000 Calm Lake Drive) said that she agrees with Ms. Wirth and Mr. Wagner that it is difficult to pull out onto County Road 41 because of the traffic. Ms.

Dake said that traffic projections are based upon national and local data for these types of residential developments and that not everyone in the development will be traveling during the peak hours. She said that some residents may be “empty nesters” and that others may work at home and may not be travelling during peak hours. Ms. Dake said that the applicant is aware of the traffic issues at the State Route 332/County Road 41 intersection, and that the right-turn lane and the left-turn arrows will change the way the signal operates and will improve the traffic flow at the intersection.

Ms. Conway asked if an additional lane would be added on Hathaway Drive. Ms. Dake said that there would be no change on Hathaway Drive but that there would be an additional lane on County Road 41 for motorists to turn right onto State Route 332.

Ms. Bonnett (6056 County Road 41) asked about the number of additional vehicles which would be generated by this development and the other projects now under construction, i.e., Farmington Gardens II, Pintail Crossing, etc. She asked about the vehicles which also would enter County Road 41 from Calm Lake Drive and Tudor Way and said that this development alone would bring an additional 800 vehicles. Ms. Dake said that the actual traffic counts included vehicles from Calm Lake and the other roads. She said that the calculations include the traffic which is projected from eight background developments which have not yet been constructed. She said that all existing traffic was calculated prior to adding the projected traffic from this development into study.

Ms. Bonnett said that her property borders Beaver Creek. She asked if the retention ponds would reduce flooding in her yard. She also asked about the type of mechanism in the ponds and who is going to maintain and clean the ponds. Mr. Hemminger said that the intent of the ponds is that existing drainage conditions will not be made worse and may be improved. Mr. Brabant said that the stormwater management ponds must be installed to DEC requirements and that annual inspections will be made by the Town in accordance with the DEC’s and the Town’s MS4 Program regulations. He said that the applicant will be responsible for the ponds during construction and that the Town would eventually take dedication of them following completion of the project.

Ms. Bonnett asked where the “dirty water” would go during construction. Mr. Brabant said that the “dirty water” would settle in the ponds and would be released at a higher quality than is being presently experienced.

William Allen (5988 County Road 41) said that it is impossible to get onto County Road 41 in the morning because of all the additional traffic. He said that County Road 41 was used as the detour when State Route 96 was closed due to bridge work last month and that drivers have now learned that they can use County Road 41 as a cut-through from Victor. He said that the traffic on County Road 41 has significantly increased since State Route 96 was closed for the bridge work.

Mr. Allen asked about sidewalks. Mr. Cantwell said that sidewalks will be installed on one side of the Town dedicated and private roads within the development and that an

easement will be provided to the Town for the future extension of sidewalks along the south side of County Road 41.

Ms. Allen (5988 County Road 41) said that she was struck by a vehicle as she attempted to cross County Road 41. She said that people drive crazy and that she did not see one police officer on the road all summer.

Mr. Allen suggested that signal lights should be installed at the County Road 41/Mertensia Road and at the County Road 41/New Michigan Road intersections, and that they be adjusted in tandem to provide for better traffic flow and to create a traffic gap. Mr. Hemminger said that County Road 41 is a county road and that Mr. Allen's remarks will be included in the record of the meeting.

Ms. Allen said that Ms. Dake's findings don't work. She said that she walks along County Road 41 and sees the traffic all day long. She said that sidewalks are needed along both sides of County Road 41. She also asked how residents would get to the park. She said that pedestrian crosswalks and bike lanes are needed. Ms. Allen said that the shoulder of the road is not wide enough, that the speed limit should be reduced to 30 miles per hour, that pedestrian crossings should be installed at every road, and that lights are needed. Ms. Allen said that she is hearing impaired and that the needs of the handicapped should be addressed. She said that although sidewalks will be installed in the development, the traffic will become 10 times worse and that there will not be sidewalks on County Road 41. She said that this is not fair to the people who have always lived here.

Mr. Newton (6050 County Road 41) said that he has taken the liberty of conducting traffic counts for seven days in a row and that he disputes the figures in Ms. Dake's traffic impact study. He said that approximately 1,250 to 1,500 cars and 179 trucks passed in an eight-hour period. He said that most drivers do not pay attention to the speed limit and that he has gone to the New York State Troopers' barracks and the Ontario County Sheriff's Department to discuss this. Mr. Newton expressed concern about noise from trucks and diesel fuel pouring out of smokestacks. He said that he has requested the troopers to put on more patrols. He said that he was told that the sheriff's office is short-handed and doesn't have the staff to do so. He said that adding 560 new homes from the various new developments will add almost 2,000 more vehicles per day on top of the 1,250 to 1,500 per day that are already using the road. He told the board that the new developments are creating the flow of traffic in this mess and it's up to you to straighten it out.

Ms. Packard (6014 Calm Lake Drive) said that the connection of Hathaway Drive to Farmington Gardens II will add more traffic onto Hathaway Drive and make it more difficult for motorists to pull out onto County Road 41. She also noted that there is a multi-unit dwelling residence with cars parked which block her view when she tries to enter County Road 41 from Calm Lake Drive. She said that there should be a prohibition of parking.

Mr. Kleinstuber (6054 Calm Lake Drive) asked about protection of Beaver Creek from stormwater runoff and water flow. He said that the creek now fills with mud after a rainstorm. Mr. Brabant said that the stormwater runoff from this development would be channeled through green infrastructure facilities and a closed stormwater sewer to a pond for water quality improvement prior to the ultimate discharge into Beaver Creek. He said that the DEC requires that the stormwater runoff be contained and treated prior to discharge into the creek.

Mr. Kleinstuber asked about building and road coverage on the property. Mr. Brabant said that currently the flow of stormwater off the site is not controlled. When the property is developed, he said that stormwater will be controlled and channeled. Mr. Brabant also noted that the plans exceed the requirements for green space.

Ms. Lasher (6054 Calm Lake Drive) asked about the notes [minutes] which are taken at the meeting. Mr. Hemminger said that the comments will be entered into the record and will be considered during the environmental review of the project. She said that she has a terrible time getting out of Calm Lake Drive and sometimes entering Calm Lake Drive with trucks barreling up behind her [vehicle]. She also asked about the mud coming into Calm Lake. She said that she is working with the Soil and Conservation Department in Canandaigua about the mud now. She asked who is going to treat the water. Mr. Brabant said that the stormwater management facilities must be designed and built to DEC and Town MS4 Program requirements, that the facilities will be inspected during construction, and that the ponds will be maintained by the Town following completion of the development.

A resident asked if the park within the development is private. Mr. Cantwell said that this will be a private park for the use of the residents of the development. He said that the cemetery is owned by the Town and will have a proposed parking area to allow public access to the cemetery. He said that the area to the west along Beaver Creek is planned as a passive park with open space lands proposed for dedication to the Town. He said that there is a future natural surface trail which could be built by the Town to connect to the Auburn Trail.

Stephanie Valenti (6127 County Road 41) discussed the potential access points within the development to the Auburn Trail. She said that it is redundant to have so many points of access and requested that a proposed access path near her home be removed. She said that the wetlands are the most important things and that the development will push the wildlife away.

Mr. Wells (6180 Buckskin Drive) asked about the proposed traffic light at the southernmost access point of the development at State Route 332 and the elimination of the U-turn near this access point. He asked if this is firm and if the DOT is on board. Ms. Dake said that the DOT is on board and that when the signal was proposed as a traffic mitigation measure the DOT responded by requiring the developer to remove the U-turn at the time that the signal is installed. She said that the exit from the development onto State Route 332 will be a right-turn only when the signal is installed.

Mr. Wells requested that the traffic signal and turn arrows at the State Route 332/County Road 41 intersection be retimed to permit a number of cars to make turns. He also discussed the difficulty that he said motorists would have trying to turn left (west) onto County Road 41 when leaving the development from the two access roads east of the Hansen property. He said that motorists and school buses will have a difficult time trying to make a left-hand turn out of the development during morning rush hours.

Mr. Zajac (6125 County Road 41) discussed safety and speed of traffic on County Road 41. He asked if speed was considered during the traffic impact study. Ms. Dake said that the traffic impact study takes the actual speeds into account and that crash statistics were reviewed at the request of the Ontario County Department of Public Works. Mr. Hemminger noted that this is a county road and that these are county issues.

Ms. Wirth asked if there will be a reassessment of the traffic impact study if residents are totally unhappy with the traffic a year from now. Ms. Dake said that the DOT requires the applicant to update the traffic study prior to construction of any commercial development on the site and to determine when the traffic signal will be warranted for installation on State Route 332.

Ms. Brien (5942 Calm Lake Drive) discussed the zoning of Farmington Gardens II and said that Town talked about the installation of a traffic signal at County Road 41 and Hathaway Drive. She asked if this signal still is being considered to make it easier to get in and out of Hathaway Drive. She said that this was supposed to be considered in the first place. Mr. Hemminger said that he was unaware of plans for a traffic signal at Hathaway Drive and that Ms. Brien's comments would be entered into the record.

Ms. Allen asked about lawn contractors who park along the side of County Road 41 when they are mowing customers' lawns. She said that their vehicles block the views of motorists and make it difficult for pedestrians and bicyclists to negotiate around them. Mr. Hemminger said that this comment would be included in the record for discussion with Ontario County.

A resident asked about parking for users of the Auburn Trail. She that access is available only from County Road 41, State Route 332 or from the Ryan Homes subdivision. She asked how to access the Trail from Mertensia Road. Mr. Hemminger said that her comments will be placed into the record. She also asked if the effect of this development on wildlife has been considered. Mr. Hemminger said that the effect on wildlife will be considered during the environmental review.

A resident of Calm Lake Drive asked about the public notification of this project. Mr. Hemminger said that the Town's procedure for public notification was followed, i.e., the property was posted, the legal notice was published in the Official Newspaper, the legal notice was posted on the Town website, and that notice was posted on the Town Clerk's bulletin board at the Town Hall. He said that written notices were sent to property owners within the Town-established distances from the property.

Mr. Durkin (5999 Calm Lake Drive) asked how many residents will occupy this space based upon planning purposes and how many vehicles will be in the development. Mr. Cantwell said that he could throw out a number which only would be based upon speculation. Mr. Durkin asked if the applicant had to make an assumption of the number of residents who would live in the development. Mr. Cantwell said that water service usages which correlate to the number of residents are used to a certain extent. Otherwise, a population figure would be absolutely an assumption with the five types of residential products proposed for the property.

Mr. Durkin also asked about the planning number as it relates to the number of vehicles in this development. Ms. Dake said that the traffic impact study looks at how much traffic each type of use—and how much traffic each unit generates—during the peak hours of study. Mr. Durkin said that we don't really have even a quasi-number of vehicles or people. Mr. Hemminger said that these figures are not available tonight. Mr. Brand said that Ms. Dake had previously discussed trip generation this evening. Mr. Durkin said that he just asking for two simple numbers, i.e., how many residents and how many vehicles is this development designed to accept.

Mr. Newton asked about the ponds. He said that he called the Ontario County Health Department and asked questions about the ponds. He said that the health department said that there would be no mosquitos when the ponds are dry but that the health department said that there will be plenty of mosquitos when the ponds are holding standing water. He said that this will be a health hazard.

Mr. Newton discussed the speed of vehicles. He said he that he has observed the vehicles seven days in a row. He said that the average speed of cars in the 40-mile-per-hour zone was varied from 44 miles per hour to 58 miles per hour, and that the average speed of trucks varied from 47 miles per hour to 62 miles per hour. He said that no one cares about the speed of these vehicles.

Ms. Bonnett asked if fountains could be installed in the ponds to avoid having standing water. Mr. Hemminger said that the ponds would be installed in accordance with DEC regulations.

Ms. Bonnett asked about police presence. She suggested that a police officer be present during the peak times.

A resident asked about water pressure in the area. Mr. Hemminger and Mr. Brabant said that the project includes oversized water mains to improve the water flow and pressure, and to provide for better fire protection to properties located outside the project.

In response to Mr. Durkin's question on the number of residents, Mr. Wagner said that U.S. Census data will provide the population density in any area. He said that the 2000 Census figures for the Town of Farmington indicate that there between 2.5 and 3 people per residence.

Mr. Viets, Ms. Neale and Mr. Bellis had no questions or comments at this time. They said that will be interested to review the next set of plans.

Mr. Maloy said that he drives through the State Route 332/County Road 41 intersection every day, that he understands the residents' concerns about traffic, and that he sympathizes with those turning left onto County Road 41 from State Route 332. He said that the board is also aware of the traffic queue at the intersection. Mr. Newton said that 376 cars were observed to be speeding when he made his traffic observations and that trucks were doing 10–15 miles per hour more than the cars, especially the dump trucks. He said that the trucks think that the road is the Thruway.

Mr. Maloy said that the stormwater retention ponds, when installed correctly, will not make the drainage worse and may actually improve the drainage in the area. He said that the ponds will retain stormwater runoff and release the water at a slower rate into Beaver Creek. He said that stormwater system will reduce the current surface flow of water and that as a civil engineer he is sensitive to these issues as expressed by the residents.

Mr. Hemminger said that he appreciates the public interest in these applications.

Supervisor Ingalsbe said that he disagrees with the comment that the Town Board does not care about the speed of vehicles on the roads. He reported that the Town Board appropriated \$25,000 in the 2018 budget to fund additional Ontario County sheriff's traffic patrols for speeders in Farmington. He said that this expenditure provides for extra hours of sheriff's patrols over and above regular coverage provided by the deputies (40 extra hours in June, 25 extra hours in July, 55 extra hours in August) and that 28 arrests have been made throughout the Town by this program. He said that the officers also conduct property checks and patrol subdivision streets as part of the extra duty.

Mr. Hemminger said that he attended the Town Board meetings and public hearings during the applicant's Incentive Zoning application process. He said that the Town Board has worked diligently to advance the project to this stage and that the Planning Board will address the technical issues as discussed this evening.

Mr. Hemminger asked for the opinions from Planning Board members regarding either continuing the Public Hearing to a future date, or closing the Public Hearing on these applications this evening. It was the consensus of the board members that the Public Hearing could be closed this evening. Ms. Neale said that the two evenings of hearings have been a very good listening and learning process.

■ A motion was made by MR. BELLIS, seconded by MS. NEALE, that the reading of the following resolution be waived and that the resolution be approved, as follows:

**TOWN OF FARMINGTON PLANNING BOARD RESOLUTION
CLOSING OF PUBLIC HEARINGS
HATHAWAY'S CORNERS INCENTIVE ZONING PROJECT
PRELIMINARY SUBDIVISION PLAT AND OVERALL PRELIMINARY SITE PLAN**

PB #0703-18 and PB #0704-18

APPLICANT: S. B. Ashley and Associates Venture Co. LLC, 700 Powers Building, 16 West Main Street, Rochester, N.Y. 14614

ACTIONS: Preliminary Subdivision Plat and Overall Preliminary Site Plan approvals for the development of approximately 130 acres of land located at the southwest corner of the intersection of State Route 332 and County Road 41, in accordance with the conditions of approval for the Hathaway’s Corners Incentive Zoning Project

WHEREAS, the Planning Board has opened the Public Hearings at tonight’s meeting upon the proposed Preliminary Subdivision Plat and the proposed Overall Preliminary Site Plan applications referenced above (hereinafter referred to as Actions); and

WHEREAS, the Planning Board has received testimony at tonight’s Public Hearings upon said Actions; and

WHEREAS, the Planning Board, under separate resolution adopted as part of tonight’s Public Hearings, has been designated as the Lead Agency under the State Environmental Quality Review (SEQR) Regulations; and

NOW, THEREFORE, BE IT RESOLVED that the Planning Board does hereby move to close the Public Hearings upon said Actions.

BE IT FURTHER RESOLVED that the Planning Board does hereby instruct the Clerk of the Board to provide by U.S. Mailing, a certified copy of this resolution to the Involved and Interested agencies and to the Town Clerk.

BE IT FINALLY RESOLVED that the Clerk of the Board is to provide copies of this resolution to: Mark Stevens, S.B. Ashley and Associates, Venture Company, LLC, Suite 700 Powers Building, 16 West Main Street, Rochester, N.Y. 14614; Robert Cantwell, B.M.E. Associates, P.C., 10 Lift Bridge Lane, Fairport, N.Y. 14580; the Town Highway and Parks Superintendent; the Town Water and Sewer Superintendent; Greg Trost, Assistant Resident Engineer, NYSDOT, Canandaigua Office, 125 Parish Street, Canandaigua, N.Y. 14424; Timothy McElligott, P.E., Ontario County Department of Public Works, 2962 County Road 46, Canandaigua, N.Y. 14424; the Town Director of Planning and Development; and the Town Engineering Firm, MRB Group, D.P.C., Attn: Lance S. Brabant, CPESC, Director of Planning Services.

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| Adrian Bellis | Aye |
| Edward Hemminger | Aye |
| Shauncy Maloy | Aye |
| Mary Neale | Aye |
| Douglas Viets | Aye |

Motion carried.

(The meeting recessed from 8:47 p.m. to 9:00 p.m.)

4a. CONTINUED PRELIMINARY SITE PLAN

PB #0701-18 Continued Preliminary Site Plan Application

Name: Meyer’s RV Superstore of Farmington, 100 Sanford Road North, Churchville, N.Y. 14428

Location: 6186 and 6200 NYS Route 96

Zoning District: GB General Business

Request: Preliminary Site Plan approval to construct a 12,000-square-foot building to operate a recreational vehicles sales and repair dealership, a 40-space customer/employee parking lot, a 101-space RV sales display yard, new utilities and a stormwater management facility.

4b. CONTINUED SPECIAL USE PERMIT

PB #0702-18 Continued Special Use Permit Application

Name: Meyer’s RV Superstore of Farmington, 100 Sanford Road North, Churchville, N.Y. 14428

Location: 6186 and 6200 NYS Route 96

Zoning District: GB General Business

Request: Special Use Permit approval, in accordance with the provisions of Chapter 165, Article IV, Section 28 D (4) of the Town Code, to operate a recreational vehicle sales and repair dealership on approximately 7.28 acres of land located on the northeast corner of State Route 96 and Mertensia Road.

Mr. Hemminger resumed the discussion on PB #0701-18 (Preliminary Site Plan) which began on August 15, 2018. He concurrently reconvened the Public Hearing on PB #0702-18 (Special Use Permit) from the meeting on August 15, 2018.

These applications were reviewed by the Project Review Committee on July 13, 2018.

On July 18, 2018, the Planning Board declared its intent to be designated as the Lead Agency for making the State Environmental Quality Review (SEQR) determination and established the 30-day public review and comment period from Thursday, July 19, 2018, to Monday, August 20, 2018, at 12:00 p.m.

The following Involved Agencies and Interested Agencies were identified for these applications:

Involved Agencies:

New York State Department of Environmental Conservation, Region 8 Office
New York State Department of Transportation, Region 4 Office
New York State Department of Transportation, Ontario County Office
New York State Department of Health, Geneva Regional Office
Canandaigua–Farmington Water and Sewer District
Town of Farmington Highway and Parks Department

Interested Agencies:

Ontario County Department of Planning
Lance S. Brabant, CPESC, Director of Planning, MRB Group, D.P.C.
James Morse, Town of Farmington Code Enforcement Officer
Matt Heilmann, Town of Farmington Construction Inspector

Mr. Laber (Schultz Associates Engineers and Land Surveyors PC) presented this application. Mr. Meyer also attended.

Mr. Laber said that decorative stonework has been added to the south façade of the structure (facing State Route 96) as requested by the Planning Board at the previous presentation. He also said that 4-foot x 20-foot pavement striping will be added at the dollar store entrance off State Route 96 as requested by the board to provide for clear directions to motorists entering the site.

Mr. Laber said that the stormwater management pond on the dollar store property will discharge onto the Meyer's property and that the Meyer's stormwater management facility will pick up the flow.

He said that the Town engineer's comments will be addressed and that he and Mr. Meyer will attend the PRC meeting on Friday (September 7, 2018) to further discuss the application.

Mr. Brand said that remaining outstanding issue of the dumping station will be discussed at the PRC meeting on Friday. He said that three resolutions have been prepared for board consideration this evening, i.e., 1) closing the Public Hearing; 2) declaring the Planning Board as Lead Agency for making the State Environmental Quality Review (SEQR) determination; and 3) directing the Town staff to prepare a draft of Part 2 and Part 3 of the Full Environmental Assessment Form.

Mr. Delpriore said that the issue of the dumping station will be discussed by Code Enforcement Officer James Morse with the applicant at the PRC meeting on Friday.

Mr. Brabant said that he is reviewing the applicant's original set of plans and a second set of plans which the applicant submitted to address the engineering comments. He said that the major issue to be resolved is the location and the permits which will be required for the dumping station on the site. He said that the requirements of the Town's Sewer Use Law must be followed, that a separate connection to the sewer main is required, and that most likely two manholes will be needed. He also noted that security for the dumping station should be considered. Mr. Laber said that all the requested information will be submitted at the PRC meeting. Mr. Meyer said that he will provide photographs of the dumping station which is operation at his location in Churchville, N.Y. He noted that he also would like the dumping station to be locked in the evenings.

Mr. Hemminger asked if anyone in attendance wished to comment or ask questions on this application. There were no comments or questions from those in attendance.

Mr. Bellis asked how high the stonework would extend on the south façade. Mr. Laber said that it is approximately two to three feet in height. Mr. Bellis said that he would prefer to see more of the stonework. He asked if it could be extended to a greater height. Mr. Laber said that he would discuss this with the applicant and the architect.

Mr. Maloy asked if the turnaround at the stormwater pond is wide enough. Mr. Brabant said that this would be reviewed.

Mr. Maloy asked about the chain-link fence around the property. He suggested that perhaps a more decorative fence could be used. Mr. Meyer said that the fence would be black.

Mr. Maloy asked if the fueling and dumping stations could be relocated to the back of the property to avoid view from State Route 96. He said that these would be visible through the fence from State Route 96. Mr. Meyer said that there are no issues with the views of the fueling and dumping stations at his location in Churchville. He said that he will provide photos of the fueling and dumping stations at the Churchville site.

Ms. Neale said that she was pleased to see that the business name has been changed to Meyer's Finger Lakes RV. She also asked about the wooded area along Mertensia Road near Judith Drive. She expressed concern that it remain undisturbed. Mr. Laber said that the wooded area would not be disturbed.

Mr. Viets asked if columns or a porch-like design could be used on the south façade of the structure to break up the mass of metal. Mr. Laber noted that about half of the south façade extends outward.

Mr. Viets asked about the view of the propane tank from State Route 96. Mr. Meyer said that he will provide photographs of the propane tank at the location in Churchville. Mr.

Viets said that he drove by the Churchville location and that he could not see the propane tank from Interstate 490. Mr. Meyer said that screening landscaping could be added at the Farmington location if requested.

Mr. Bellis asked if faux windows or another device could be employed to improve the visual impact of the structure from State Route 96. Mr. Meyer said that three renderings were prepared by his architect but that he will review possible additional modifications. He said that the green stripe along the structure is part of the company logo.

There were no further comments or questions on these applications this evening.

■ A motion was made by MR. MALOY, seconded by MR. VIETS, that the following three resolutions be blocked for concurrent action, that the readings of the resolutions be waived and that the resolutions be approved as submitted by Town staff:

**TOWN OF FARMINGTON PLANNING BOARD RESOLUTION
CLOSING OF PUBLIC HEARINGS
MEYER’S RV SUPERSTORE OF FARMINGTON
PRELIMINARY SITE PLAN AND SPECIAL USE PERMIT**

**PB #0701-18 Preliminary Site Plan
PB #0702-18 Special Use Permit**

**APPLICANT: Meyer’s RV Superstore of Farmington, 100 Sanford Road
North, Churchville, N.Y. 14428**

**ACTIONS: Preliminary Site Plan and Special Use Permit approvals for the
development of approximately 7.28 acres of land located at the
northeast corner of the intersection of State Route 96 and\
Mertensia Road to operate a recreational vehicles sales and
repair dealership.**

WHEREAS, the Planning Board has opened the Public Hearings at tonight’s meeting upon the proposed Preliminary Site Plan and Special Use Permit applications referenced above (hereinafter referred to as Actions); and

WHEREAS, the Planning Board has received testimony at tonight’s public hearings upon said Actions; and

WHEREAS, the Planning Board has, under separate resolution adopted as part of tonight’s Public Hearings, been designated as the Lead Agency under the State Environmental Quality Review (SEQR) Regulations; and

NOW, THEREFORE, BE IT RESOLVED that the Planning Board does hereby move to close the Public Hearings upon said Actions.

BE IT FURTHER RESOLVED that the Planning Board does hereby instruct the Clerk of the Board to provide by U.S. Mailing, a certified copy of this resolution to the Involved and Interested agencies and to the Town Clerk.

BE IT FINALLY RESOLVED that the Clerk of the Board is to provide copies of this resolution to: Mark Meyer, Meyer’s RV, 100 Sanford Road North, Churchville, N.Y. 14428; Patrick Laber, P.E., Schultz Associates Engineers and Land Surveyors, P.C., 129 South Union Street, Spencerport, N.Y. 14559; the Town Highway and Parks Superintendent; the Town Water and Sewer Superintendent; Greg Trost, Assistant Resident Engineer, NYSDOT Canandaigua Office, 125 Parish Street, Canandaigua, N.Y. 14424; the Town Director of Planning and Development; and the Town Engineering Firm, MRB Group, D.P.C., Attn: Lance S. Brabant, CPESC, Director of Planning Services.

**TOWN OF FARMINGTON PLANNING BOARD RESOLUTION
MEYER’S RV SUPERSTORE OF FARMINGTON
DESIGNATION OF SEQR LEAD AGENCY STATUS
PRELIMINARY SITE PLAN AND SPECIAL USE PERMIT**

**PB #0701-18 Preliminary Site Plan
PB #0702-18 Special Use Permit**

**APPLICANT: Meyer’s RV Superstore of Farmington, 100 Sanford Road
North, Churchville, N.Y. 14428**

**ACTIONS: Preliminary Site Plan and Special Use Permit approvals for the
development of approximately 7.28 acres of land located at the
northeast corner of the intersection of State Route 96 and
Mertensia Road to operate a recreational vehicles sales and
repair dealership.**

WHEREAS, the Town of Farmington Planning Board (hereinafter referred to as Planning Board) has previously determined the proposed action described above herein (referred to as Action) to be an Unlisted Action under Part 617 of the State Environmental Quality Review (SEQR) Regulations; and

WHEREAS, the Planning Board has conducted a coordinated review with Involved Agencies declaring the Planning Board’s intent at their September 5, 2018, meeting to be designated the Lead Agency under the SEQR Regulations; and

WHEREAS, the Planning Board has received no objection from any Involved Agency within the public review period established to their being designated as the lead agency for making the required determination of significance upon the above referenced Action.

NOW, THEREFORE, BE IT RESOLVED that the Planning Board does hereby designate itself as the lead agency for making a Determination of Significance upon said Action.

BE IT FINALLY RESOLVED that the Planning Board does hereby direct the Clerk of the Board to provide a certified copy of this resolution to the identified Involved and Interested Agencies.

**TOWN OF FARMINGTON PLANNING BOARD RESOLUTION
DIRECTING A DRAFT OF THE FULL ENVIRONMENTAL ASSESSMENT FORMS,
PART 2 AND PART 3
MEYER’S RV SUPERSTORE OF FARMINGTON
PRELIMINARY SITE PLAN AND SPECIAL USE PERMIT**

**PB #0701-18 Preliminary Site Plan
PB #0702-18 Special Use Permit**

**APPLICANT: Meyer’s RV Superstore of Farmington, 100 Sanford Road
North, Churchville, N.Y. 14428**

**ACTIONS: Preliminary Site Plan and Special Use Permit approvals for the
development of approximately 7.28 acres of land located at the
northeast corner of the intersection of State Route 96 and
Mertensia Road to operate a recreational vehicles sales and
repair dealership.**

WHEREAS, the Planning Board has closed the public hearings upon said Actions referenced above herein as the proposed Preliminary Site Plan and Special Use Permit applications (hereinafter referred to as Actions); and

WHEREAS, the Planning Board has, under separate resolution adopted as part of tonight’s Public Hearings, been designated as the Lead Agency under the State Environmental Quality Review (SEQR) Regulations; and

WHEREAS, the Planning Board as the designated Lead Agency is responsible for completing the Environmental Record upon said Actions; and

WHEREAS, the Planning Board as the designated Lead Agency is responsible for making a determination of significance upon said Actions before it may make any decisions thereon; and

WHEREAS, Article 8 of the New York State Environmental Conservation Law, Part 617.6 (b) (3) (iii) requires a designated Lead Agency to determine the significance of the action(s) within 20 calendar days of its establishment as lead agency, or within 20 calendar days of its receipt of all information it may reasonably need to make the deter-

mination of significance, whichever occurs later, and must immediately prepare, file and publish the determination in accordance with Section 617.12 of this Part.

NOW, THEREFORE, BE IT RESOLVED that the Planning Board does hereby move to direct Town Staff to prepare a draft of Parts 2 and 3 of the Full Environmental Assessment Form for review and acceptance by the Planning Board at the September 19, 2018.

BE IT FURTHER RESOLVED that the Planning Board does hereby instruct the Clerk of the Board to provide by U.S. Mailing, a certified copy of this resolution to the Involved and Interested agencies and to the Town Clerk.

BE IT FINALLY RESOLVED that the Clerk of the Board is to provide copies of this resolution to: Mark Meyer, Meyer’s RV, 100 Sanford Road, North, Churchville, N.Y. 14428; Patrick Laber, P.E., Schultz Associates Engineers and Land Surveyors, P.C., 129 South Union Street, Spencerport, N.Y. 14559; the Town Highway and Parks Superintendent; the Town Water and Sewer Superintendent; Greg Trost, Assistant Resident Engineer, NYSDOT Canandaigua Office, 125 Parish Street, Canandaigua, N.Y. 14424; the Town Director of Planning and Development; and the Town Engineering Firm, MRB Group, D.P.C., Attn: Lance S. Brabant, CPESC, Director of Planning Services.

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| Adrian Bellis | Aye |
| Edward Hemminger | Aye |
| Shauncy Maloy | Aye |
| Mary Neale | Aye |
| Douglas Viets | Aye |

Motion carried.

5a. FINAL TWO-LOT SUBDIVISION

PB #0801-18 Final Two-Lot Subdivision Application

Name: Conifer Realty LLC, 1000 University Avenue, #500, Rochester, N.Y. 14607

Location: Pintail Crossing Subdivision, south of Quentonshire Drive and County Road 41

Zoning District: RMF Residential Multiple Family

Request: To subdivide the overall Pintail Crossing site into Lot #1 consisting of 9.12 acres (hereby known as Phase 1) to consist of 8 buildings containing 64 apartments; and Lot #2 consisting of 6.03 acres (hereby known as Phase 2) to consist of 6 buildings containing 48 apartments.

5b. FINAL SITE PLAN**PB #0804-18 Final Site Plan Application**

Name: Conifer Realty LLC, 1000 University Avenue, #500, Rochester, N.Y. 14607

Location: Pintail Crossing Subdivision, Phase 2 (south of Quentonshire Drive and County Road 41)

Zoning District: RMF Residential Multiple Family

Request: Preliminary Site Plan approval to develop Lot #2 of the Pintail Crossing Subdivision (hereby known as Phase 2) which will consist of 6 buildings containing 48 apartments.

The Preliminary Two-Lot Subdivision and the Preliminary Site Plan applications for the Pintail Crossing Subdivision, Phase 2, were approved by the Planning Board on August 15, 2018. The State Environmental Quality Review (SEQR) determination (Type II Action) also was approved by the Planning Board on August 15, 2018.

Mr. Tomlinson (Marathon Engineering) presented these applications. Mr. Birkby (Conifer Realty) also attended.

Mr. Tomlinson said that there have been no changes to the subdivision or site plan since the presentation on August 15th. He said that the applicant will address all comments from the Town engineer and that he does not anticipate any significant issues with these comments.

Mr. Brand said that two resolutions have been prepared for board consideration this evening, i.e., Final Two-Lot Subdivision approval and Final Site Plan approval.

Mr. Tomlinson said that he has reviewed the draft resolutions, that he understands the resolutions and that he agrees with the draft conditions of approval in both resolutions.

Mr. Brabant acknowledged that all engineering comments of the Preliminary Two-Lot Subdivision and the Preliminary Site Plan applications have been addressed. He said that is working toward finalizing the documents which will be required for final approval of both applications.

There were no further comments or questions on these applications this evening.

■ A motion was made by MS. NEALE, seconded by MR. BELLIS, that the following two resolutions be blocked for concurrent action, that the readings of the resolutions be waived and that the resolutions be approved as submitted by Town staff:

**TOWN OF FARMINGTON PLANNING BOARD RESOLUTION
CONIFER REALTY LLC
(PINTAIL CROSSING MULTI-FAMILY APARTMENT PROJECT, PHASE 2)
FINAL SUBDIVISION PLAT**

PB #0902-18

**APPLICANT: Conifer Realty LLC, c/o Allen Handelman,
1000 University Avenue, Suite 500, Rochester, N.Y. 14607**

**ACTION: Pintail Crossing Residential Multi-Family Apartment Project,
Phase 2, South Side of County Road 41
Final Subdivision Plat—2 Lots**

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 given consideration to the Ontario County Planning Board Referral #211-2017; and

WHEREAS, the Planning Board has given consideration to the Planning Board’s Final Site Plan Resolution PB #0207-18; and

WHEREAS, the Planning Board, as the designated Lead Agency, has previously 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 determined, under separate resolution, the proposed amendment to the overall site plan approval, dated February 21, 2018, is classified as a Type II Action under Part 671.5 (c) (17) of Article 8 of the New York State Environmental Conservation Law; and

WHEREAS, Type II Actions are not subject to further review under Part 617.

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

1. Final Subdivision Plat Approval is based upon the drawing prepared by: Madge Land Surveying, P.C., last revised 08-13-2018, and identified as “Final Re-Subdivision Plat Lots #R1 and #R2 of the Pintail Crossing Project.”
2. All comments contained in the Town Engineering Firm (MRB Group, D.P.C.) letter to the Town Director of Planning and Development dated September 4, 2018, are to be addressed in writing and changes made to the Final Subdivision Plat as may be required in said letter.

- 3. Once the revised Final Subdivision Plat drawing has been prepared, one paper copy is to be provided to the Town Code Enforcement Officer for his review and acceptance. Then upon his acceptance, one mylar and eight (8) paper copies of the Final Plat Map are to be submitted to the Town Code Enforcement Officer for signatures. The signed mylar and two (2) signed prints are to be returned to the applicant for filing in the Office of the Ontario County Clerk within sixty-two (62) days of the date of the Planning Board Chairperson’s signing. In addition, a total of two (2) copies of the signed Final Plat Map are to be returned to the applicant. The remaining four (4) signed copies are to be distributed to the Town Highway and Parks Superintendent; the Town Water and Sewer Superintendent; the Town Engineer; and the final copy filed in the Town Development Office. If additional signed copies are necessary, then the Applicant is to provide the additional paper copy(ies) at the time of signing.

- 4. Final Subdivision Plat Approval is valid for a period of 180 days from today and shall expire unless extended by the planning board under separate resolution, or the drawing signed by all town officials and the planning board chairperson.

**TOWN OF FARMINGTON PLANNING BOARD RESOLUTION
 CONIFER REALTY LLC (PINTAIL CROSSING MULTI-FAMILY APARTMENT PROJECT)
 FINAL SITE PLAN—PHASE 2**

PB #0903-18

**APPLICANT: Conifer Realty LLC, c/o Allen Handelman,
 1000 University Avenue, Suite 500, Rochester, N.Y. 14607**

**ACTION: Pintail Crossing Residential Multi-Family Apartment Project
 South Side of County Road 41
 Final Site Plan Approval—Phase 2**

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 given consideration to the Ontario County Planning Board Referral #211-2017; and

WHEREAS, the Planning Board has given consideration to the Planning Board’s Final Site Plan Resolution PB #0207-18; and

WHEREAS, the Planning Board, as the designated Lead Agency, has previously 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 determined, under separate resolution, the proposed amendment to the overall site plan approval, dated February 21, 2018, is classified as a Type II Action under Part 671.5 (c) (26) of Article 8 of the New York State Environmental Conservation Law; and

WHEREAS, Type II Actions are not subject to further review under Part 617.

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

1. Final Site Plan Approval is based upon the drawing prepared by: a) Marathon Engineering, dated 07/25/18 and identified as “Final Phase II Plans for Pintail Crossing, Conifer Realty, LLC, Drawing Number CO.1.”
2. All comments contained in the Town Engineering Firm’s September 4, 2018, letter to the Town Director of Planning and Development are to be addressed in writing and changes made to the Final Site Development Plans as may be required in said letter.
3. All conditions of Final Site Plan Approval (PB #0207-18) that apply to site improvements to be located in Phase II are to be complied with.
4. The title of the drawing is to be amended to read “Final Site Plan Phase II—Pintail Crossing.”
5. The note on the drawing referencing 1.3 Floodplain is to be amended to include the FEMA Community Number, Map Panel Number, Effective Date and Zone C classification.
6. Final 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, or the drawing signed by all town officials and the planning board chairperson.
7. Once the revised Final Site Plan drawing has been prepared, one copy is to be provided to the Town Code Enforcement Officer for his review and acceptance. Then a total of six (6) drawings are to be submitted for signatures. Two signed drawings are to be returned to the applicant. If additional copies of the signed drawings are necessary, then the Applicant is to provide the additional sets at that time.

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| Adrian Bellis | Aye |
| Edward Hemminger | Aye |
| Shauncy Maloy | Aye |
| Mary Neale | Aye |
| Douglas Viets | Aye |

Motion carried.

6. FINAL SITE PLAN AMENDMENT

PB #0901-18 Final Site Plan Amendment

Name: Mark Stevens, S. B. Ashley Company, 700 Powers Building, 700 West Main Street, Rochester, N.Y. 14614

Location: Collett Woods Townhouse Project, Phase III

Zoning District: Residential Multi-Family

Request: Final Site Plan Amendment for Phase III by removing the internal walking paths due to restriction imposed by an RG&E easement over this area.

The State Environmental Quality Review (SEQR) determination (Unlisted Action, no significant adverse environmental impacts) for this application was approved by the Planning Board on April 20, 2016. The Planning Board approved the Preliminary Site Plan on April 20, 2016. The Planning Board approved the Final Site Plan with conditions on May 18, 2016. The Planning Board approved a Final Site Plan amendment (correcting property boundary lines and ownership) on September 21, 2016.

Mr. Brand discussed this application. Mr. Stevens (S. B. Ashley Company) was in attendance.

Mr. Brand explained that the Final Site Plan Amendment has been requested to remove internal walking trails which would have been located atop a Rochester Gas & Electric Corporation easement. He said that revised drawings were prepared by the applicant’s consulting engineer and have been submitted to the Town. A draft resolution for approval of the Final Site Plan Amendment was provided to the applicant and to Jess Sudol, P.E., his consulting engineer, prior to the meeting. Mr. Brand said that Mr. Sudol has no objections to the draft conditions of approval.

Mr. Hemminger asked Mr. Stevens if he understood the draft resolution and agreed with the conditions. Mr. Stevens said that he understood the draft resolution and agreed with the conditions.

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

■ A motion was made by MS. NEALE, seconded by MR. VIETS, that the reading of the resolution be waived and that the resolution be approved as submitted by Town staff:

**TOWN OF FARMINGTON PLANNING BOARD RESOLUTION
FINAL SITE PLAN AMENDMENT
COLLETT WOODS TOWNHOUSE PROJECT, PHASE III**

PB #0901-18

APPLICANT: Mark Stevens, S. B. Ashley Company, 700 Powers Building, 16 West Main Street, Rochester, N.Y. 14614

ACTION: Collett Woods Townhouse Project, Phase III: Final Site Plan Amendment for the development of 24.5 acres of land, with 91 townhouse dwelling units and related site improvements; approval to amend the Final Site Plan for Phase III by removing the internal walking paths due to restriction imposed by an RG&E easement over this area.

WHEREAS, the Town of Farmington Planning Board (hereinafter referred to as Planning Board), has received on July 20, 2018, an Application to amend the Final Site Plan Approval for the above referenced Project based upon a set of revised drawings from Passero Associates, having revisions dated 5/22/17, identifying site improvements that were conditions of Final Site Plan Approval (File #0601-16), which are proposed upon land comprising Tax Map Account #029.00-01-009.111, containing a total of 24.5 acres of land; and

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

WHEREAS, a copy of the signed Preliminary Site Plan drawings have been placed in the property files located in the Town Development Office; and

WHEREAS, the Planning Board has received testimony at tonight's public meeting regarding the proposed Amendments to the Final Site Plan drawings.

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

1. Final Site Plan Approval is granted only upon the information now shown on Drawing Number C 101, having revisions last dated 5/22/17 and identified as Project No. 20111406.0007, entitled "Site Plan Collett Woods III, Final, Town of Farmington, County of Ontario, State of New York."
2. Final Site Plan Approval is granted only upon the information now shown on Drawing Number C103, having revisions last dated 5/22/17 and identified as Project No. 20111406.0007, entitled "Utility Plan Collett Woods III, Final, Town of Farmington, County of Ontario, State of New York."
3. Final Site Plan Approval is granted only upon the information now shown on Drawing Number C107, having revisions last dated 5/22/17 and identified as

Project No. 20111406.0007, entitled “Landscape and Lighting Plan Collett Woods III, Final, Town of Farmington, County of Ontario, State of New York.”

4. Final Site Plan Approval is also granted based upon each of the three above cited Drawings being further amended by including the following statement to be added to each of these Drawings: “This Drawing reflects the Planning Board decision, File #PB 0901-18, dated September 5, 2018, which amended the Planning Board’s conditions of Final Site Plan Approval for Collett Woods III (File #PB 0601-16, dated May 18, 2016) by removing the internal site walking trails which were determined to be not allowed because they would have been placed on top of existing RG&E Utility Easements.”
5. A further condition of this approval for Final Site Plan Amendment for Collett Woods III, is that each of the above referenced Drawings are to have their revision boxes amended by adding the following: Revision No. 9. 9/5/18 Final Site Plan Amendment per PB #0901-18.
6. One set of the three (3) amended Drawings referenced above herein are to be submitted to the Town Code Enforcement Officer for his review and acceptance.
7. Once the Town Code Enforcement Officer accepts the revised drawings then a total of six (6) sets of these Drawings are to be submitted for signatures by the identified Town Officials and the Town Engineer. If additional copies of the signed drawings are required then they are to be provided at the time of signing.
8. One (1) set of the amended Drawings referenced above herein are to be provided to: the Town Highway and Parks Superintendent; the Town Water and Sewer Superintendent; the Town Engineer; and the Town Development Office. The remaining two (2) sets of the amended Drawings referenced above herein are to be provided to the Applicant.
9. This Final Site Plan Approval is valid for a period of 180 days from today. If revised drawings have not been signed prior to this period then a separate Planning Board resolution granting an extension for an additional 90 days will be required. Otherwise this approval shall become null and void.

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| Adrian Bellis | Aye |
| Edward Hemminger | Aye |
| Shauncy Maloy | Aye |
| Mary Neale | Aye |
| Douglas Viets | Aye |

Motion carried.

7. PENDING APPLICATION

NEW SPECIAL USE PERMIT AND PRELIMINARY SITE PLAN

PB #0000-18 New Special Use Permit and Preliminary Site Plan Applications

Name: Cypress Creek Renewables representing Whitestone Solar LLC, 5310 S. Alston Avenue, Durham, North Carolina 27713

Location: 5348 State Route 96 (northwest corner of State Route 96 and Payne Road)

Zoning District: A-80 Agricultural District

Request: Site Plan approval for the development of a 2-megawatt community solar farm comprised of solar PV panels mounted on metal racking systems and located on approximately 20 acres of land

These applications were reviewed by the Project Review Committee on August 3, 2018.

Mr. Brand said that the applicant has withdrawn these applications at this time.

There were no further comments or questions on these applications this evening.

8. PLANNING BOARD ACTION ITEMS

a. 2018 Planning Board Annual Report to the Town Board

■ A motion was made by MR. HEMMINGER, seconded by MR. BELLIS, that the reading of the following resolution be waived, that the resolution be approved as submitted, and that the *2018 Planning Board Annual Report to the Town Board* be adopted as revised:

**TOWN OF FARMINGTON PLANNING BOARD RESOLUTION
2018 PLANNING BOARD ANNUAL REPORT TO THE TOWN BOARD
TOWN OF FARMINGTON COMPREHENSIVE PLAN**

WHEREAS, the Town of Farmington Planning Board (hereinafter referred to as the Board) has given consideration to the draft *2018 Planning Board Annual Report to the Town Board*; and

WHEREAS, said report and recommendation contain therein is an implementation action identified in the adopted *Town of Farmington Comprehensive Plan, 2011 Edition*; and

WHEREAS, the Board has determined that an Annual Report to the Town Board in the best interests of the Town.

NOW, THEREFORE, BE IT RESOLVED that the Board does hereby approve the following *2018 Planning Board Report to the Town Board*; and

BE IT FURTHER RESOLVED that the Clerk of the Planning Board is directed to transmit this Annual Report to the Town Board and Town Departments, and to file a certified copy with the Farmington Town Clerk.

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| Adrian Bellis | Aye |
| Edward Hemminger | Aye |
| Shauncy Maloy | Aye |
| Mary Neale | Aye |
| Douglas Viets | Aye |

Motion carried.

2018 FARMINGTON PLANNING BOARD REPORT TO THE TOWN BOARD

TO: Farmington Town Board

FROM: Edward Hemminger, Chairperson
Town Planning Board

DATE: September 5, 2018

RE: Annual Report—Implementation Actions, Chapter 5, 2011 Edition of the Town of Farmington *Comprehensive Plan* (the Plan).

Based upon our review of the Plan, we find the Town Board has successfully implemented the overwhelming majority of the identified High Priority Actions (2011–2015), the Medium Priority Actions (2016–2020) and a significant number of the Ongoing Priority Actions. We also understand that the Town Board, in this year’s Town Operating Budget, has funded work to begin on updating the 2011 Edition of the Plan. In order to assist in the completion of this update, the Planning Board requests the appointment of ADRIAN BELLIS to serve on the Comprehensive Plan Update Committee. We understand that work will commence this fall on updating the Plan.

Since our last annual report in 2016, to the Town Board, a number of the Plan's implementation actions have been completed and others are underway. Those actions completed include the following:

High Priority Action Items: Adoption of the Town of Farmington Agriculture and Farmland Protection Plan, in 2016; the 2017 Edition of the Town of Farmington Parks and Recreation Master Plan; the Town of Farmington Sewer Master Plan (2017); prepare and adopt a Master Plan for Beaver Creek Park (2017); evaluate the creation of a Town-wide Drainage District (2017); evaluate Purchase of Development Rights and/or Conservation Easements (2018); and design and construct the Auburn Trail Extension Project (2018).

Medium Priority Action Item: Update the Population and Housing Elements of the Plan (2018). The Town has learned from the County Administrator's Office (2018) that the Town of Farmington is ranked the 13th fastest growing municipality in the upstate area. The Town Development Office has compiled the Annual Building Permit Reports commencing in 2003 which identifies the numbers of dwelling units and types by year. This data base is being maintained by the Department. At this time the Plan update committee will need to consider whether or not addition documentation will be necessary.

Ongoing Priority Action Items:

Maintain the Town's MS-4 Program Requirements. These requirements were updated in 2018 with the adoption of Chapter 138 of the Town Code entitled "Stormwater Management and Erosion and Sedimentation Control."

Amendments to Town Code and Town Zoning Map. An advisory committee was established by the Town Board and work began on updates to Chapter 165, Zoning Law. Work continues on this Chapter as time permits. A draft text amendment is anticipated later this year.

Maintain the Town of Farmington Major Thoroughfare Overlay District (MTOD) Official Map. The Official MTOD Map was revised in 2017 along with certain text amendments to Chapter 165, Section 34.

Maintain the Town of Farmington Open Space Inventory. The Town Conservation Board continues to monitor development and will be updating the Inventory later this year.

Evaluate the Benefits for Improving the Town's Rating Under the Federal Emergency Management Agency's Flood Insurance Community Rating System. A HEC/ RAS document was prepared in 2017 for a portion of Beaver Creek, including an area undergoing site plan review. The document was then shared with the FEMA Regional Office in New York City and the Town learned that there would be no need to amend one of the Flood Insurance Rate Map

panels, a part of the Community's Flood Insurance Rating System. The Town continues to participate in the watershed study currently ongoing for this area.

Explore the Benefits of Creating a Historic Sites and Buildings Preservation Local Law. It is our understanding that the Town Historian is investigating sources of state funding to undertake this work.

Maintain the Adopted Water and Sewer Master Plans. The Sewer Master Plan, adopted last year, is being updated at this time and work is focused upon the capacity of sewer service along the State Route 332 Corridor. This effort is in response to recent proposals for the DOMA 332 Incentive Zoning Project and the Farmington Pointe Incentive Zoning Project. The Planning Board is awaiting the results of the study findings before proceeding with reports and recommendations to the Town Board. The Water Master Plan still needs to be completed sometime in the future.

Cooperate with Other Governments in the Creation of Regional and County Plans and Programs Affecting the Town. Town Staff have recently completed (2016) our portion of the update to Ontario County's All Hazard Mitigation Plan. Identified in the County's Plan is the need to complete an inter-municipal study of the drainage divide that affects a large portion of the Town of Farmington east of County Road 8. This pending study will assist the Town Board's decision on a town-wide drainage district. Also included in the County Plan is a priority recommendation to install back-up generator service to the Town Court. This project is moving forward by the Town and should be completed later this year.

Coordinate with the State Insurance Service Office (ISO) to Enhance the Town's Fire Protection Class rating. This ongoing project will need the results of the Water Master Plan document to provide information on fire ratings and classifications. In addition, the Farmington Volunteer Fire Department is evaluating the need for an additional substation being constructed somewhere in the southwest quadrant of the Town. The decision on that facility will need to be coordinated with the ISO as it may affect fire protection classifications depending upon where a site is selected.

Create a Transportation Master Plan including a Bicycle Master Plan. A formal plan document has not been prepared as of this date and time. Components of such a plan have been building as the various projects come along within the developing southwest quadrant. With the most recent submissions of proposed incentive zoning sites located west of State Route 332 and south of West Corporate Drive the opportunity for creating an additional map, a Transportation Master Plan Map, as part of the Plan update should be evaluated.

Adopt a Sidewalk Maintenance Local Law and an Official Sidewalk Map. As the result of recent applications (2016 and 2018) to the State Department of Transportation for Federal Highway Administration funds, the mapping of exist-

ing sections of sidewalks has resulted in a map showing existing, committed and areas where sidewalks are needed to complete the pedestrian system of sidewalks and trails. The Planning Board recommends consideration be given to identifying this map as the Town's Official Sidewalk/ Trail Map.

As evidenced by our continued growth and development, the implementation actions contained in the 2011 Edition of the Plan are having a positive influence upon the quality of life being offered here in the Town. The Town continues to realize a balance among residential, commercial and industrial land uses. There have been and are proposed significant contributions to the Town's Economic Development Goals and Objectives contained in the Plan.

Sustaining the Quality of Life is not guaranteed. Indeed, it requires due diligence by all Town Departments and Officials. Evidence of the Town's efforts to sustain our Quality of Life is found in the detailed decisions being made by the Town Board and Town Planning Board on the recent Incentive Zoning Projects. The amenities received from these types of projects involve benefits that otherwise would have had to come at a cost to our taxpayers. Other forms of due diligence include our continued monthly Project Review Committee (PRC) Meetings, strict compliance with the Major Thoroughfare Overlay District (MTOD) Official Map, maintaining the criteria contained in the Town's Site Design and Development Criteria, and adherence to strict enforcement of planning and zoning decisions. The continuing improvements exemplified with residential, commercial and industrial development occurring within the Town is evidence of our continued due diligence and of our perseverance of sustaining the Quality of Life. At a time in our history, when state imposed tax cap limits are forcing many local legislative bodies to make tough decisions, sustaining the Quality of Life in the Town of Farmington is not a decision to be compromised.

Finally, the Planning Board appreciates the opportunity provided by the Town Board to provide these periodic reports on the Town's ongoing comprehensive planning program. As with any ongoing program, needs are created to revise and update the Plan. In doing so, the public participation process involved with the formal Plan update helps to ensure the creation and enactment of implementation actions to meet expressed desires.

Sincerely,

Edward Hemminger, Chairperson
Town of Farmington Planning Board

c: Farmington Town Clerk
Farmington Planning Board
Farmington Zoning Board of Appeals
Farmington Conservation Board
Farmington Agricultural Advisory Committee
Farmington Highway and Parks Superintendent
Farmington Water and Sewer Superintendent

Farmington Recreation Advisory Committee
Farmington Director of Planning and Development
Farmington Town Historian

b. Resolution designating the Planning Board as Lead Agency for making the SEQR Determination of Significance upon the Action known as Hathaway’s Corners Incentive Zoning Project—Overall Preliminary Site Plan and Preliminary Subdivision Applications; and Resolution directing that a draft of Part 2 and Part 3 of the Full Environmental Assessment Form upon the Action known as Hathaway’s Corners Incentive Zoning Project—Overall Preliminary Site Plan and Preliminary Subdivision Applications

■ A motion was made by MR. BELLIS, seconded by MR. VIETS, that the following two resolutions be blocked for concurrent action, that the reading of the following resolutions be waived, and the resolutions be approved as submitted by Town staff:

**TOWN OF FARMINGTON PLANNING BOARD RESOLUTION
DESIGNATION OF SEQR LEAD AGENCY STATUS
HATHAWAY’S CORNERS INCENTIVE ZONING PROJECT
PRELIMINARY SUBDIVISION PLAT AND OVERALL PRELIMINARY SITE PLAN**

PB# 0703-18 AND PB#0704-18

APPLICANT: S. B. Ashley and Associates Venture Co. LLC, 700 Powers Building, 16 West Main Street, Rochester, N.Y. 14614

ACTIONS: Preliminary Subdivision Plat and Overall Preliminary Site Plan approvals for the development of approximately 130 acres of land located at the southwest corner of the intersection of State Route 332 and County Road 41, in accordance with the conditions of approval for the Hathaway’s Corners Incentive Zoning Project: Designation of SEQR Lead Agency Status

WHEREAS, the Town of Farmington Planning Board (hereinafter referred to as Planning Board) has previously determined the proposed action described above herein (referred to as Action) to be a Type I Action under Part 617 of the State Environmental Quality Review (SEQR) Regulations; and

WHEREAS, the Planning Board has conducted a coordinated review with Involved Agencies declaring the Planning Board’s intent, at their September 5, 2018, meeting to be designated the Lead Agency under the SEQR Regulations; and

WHEREAS, the Planning Board has received no objection from any Involved Agency within the public review period established, to their being designated as the Lead Agency for making the required determination of significance upon the above referenced Action.

NOW, THEREFORE, BE IT RESOLVED that the Planning Board does hereby designate itself as the Lead Agency for making a Determination of Significance upon said Action.

BE IT FINALLY RESOLVED that the Planning Board does hereby direct the Clerk of the Board to provide a certified copy of this resolution to the identified Involved and Interested agencies.

**TOWN OF FARMINGTON PLANNING BOARD RESOLUTION
DIRECTING A DRAFT OF THE FULL ENVIRONMENTAL ASSESSMENT FORMS,
PART 2 AND PART 3
HATHAWAY’S CORNERS INCENTIVE ZONING PROJECT
PRELIMINARY SUBDIVISION PLAT AND OVERALL PRELIMINARY SITE PLAN**

PB #0703-18 and PB #0704-18

APPLICANT: S. B. Ashley and Associates Venture Co. LLC, 700 Powers Building, 16 West Main Street, Rochester, N.Y. 14614

ACTIONS: Preliminary Subdivision Plat and Overall Preliminary Site Plan approvals for the development of approximately 130 acres of land located at the southwest corner of the intersection of State Route 332 and County Road 41, in accordance with the conditions of approval for the Hathaway’s Corners Incentive Zoning Project

WHEREAS, the Planning Board has closed the Public Hearings upon said Actions referenced above herein as the proposed Preliminary Subdivision Plat and the proposed Overall Preliminary Site Plan applications (hereinafter referred to as Actions); and

WHEREAS, the Planning Board has, under separate resolution adopted as part of tonight’s Public Hearings, been designated as the Lead Agency under the State Environmental Quality Review (SEQR) Regulations; and

WHEREAS, the Planning Board as the designated Lead Agency is responsible for completing the Environmental Record upon said Actions; and

WHEREAS, the Planning Board as the designated Lead Agency is responsible for making a determination of significance upon said Actions before it may make any decisions thereon; and

WHEREAS, Article 8 of the New York State Environmental Conservation Law, Part 617.6 (b) (3) (iii) requires a designated Lead Agency to determine the significance of the action(s) within 20 calendar days of its establishment as Lead Agency, or within 20 calendar days of its receipt of all information it may reasonably need to make the determination of significance, whichever occurs later, and must immediately prepare, file and publish the determination in accordance with Section 617.12 of this Part.

NOW, THEREFORE, BE IT RESOLVED that the Planning Board does hereby move to direct Town Staff to prepare a draft of Parts 2 and 3 of the Full Environmental Assessment Form for review and acceptance by the Planning Board at the September 19, 2018.

BE IT FURTHER RESOLVED that the Planning Board does hereby instruct the Clerk of the Board to provide by U.S. Mailing, a certified copy of this resolution to the Involved and Interested agencies and to the Town Clerk.

BE IT FINALLY RESOLVED that the Clerk of the Board is to provide copies of this resolution to: Mark Stevens, S.B. Ashley and Associates, Venture Company, LLC, Suite 700 Powers Building, 16 West Main Street, Rochester, N.Y. 14614; Robert Cantwell, B.M.E. Associates, P.C., 10 Lift Bridge Lane, Fairport, N.Y. 14580; the Town Highway and Parks Superintendent; the Town Water and Sewer Superintendent; Greg Trost, Assistant Resident Engineer, NYSDOT Canandaigua Office, 125 Parish Street, Canandaigua, N.Y. 14424; Timothy McElligott, P.E., Ontario County Department of Public Works, 2962 County Road 46, Canandaigua, N.Y. 14424; the Town Director of Planning and Development; and the Town Engineering Firm, MRB Group, D.P.C., Attn: Lance S. Brabant, CPESC, Director of Planning Services.

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| Adrian Bellis | Aye |
| Edward Hemminger | Aye |
| Shauncy Maloy | Aye |
| Mary Neale | Aye |
| Douglas Viets | Aye |

Motion carried.

c. Farmington Gardens, Phase II: Partial Letter of Credit Release #3

Redfield Grove Incentive Zoning Project, Phase 1: Partial Letter of Credit Release #7

Cerone Incentive Zoning Project, Phase I (MIII Enterprises): Partial Letter of Credit Release #1

American Equipment Maintenance Building: Acceptance of Surety Estimate and Surety

■ A motion was made by MR. BELLIS, seconded by MS. NEALE, that the following four resolutions be blocked for concurrent action, that the readings of the following resolutions be waived, and that the resolutions be approved as submitted by Town staff:

**TOWN OF FARMINGTON PLANNING BOARD
PARTIAL LETTER OF CREDIT RELEASE #3—HOME LEASING
(FARMINGTON GARDENS II)
TOTAL AMOUNT—\$203,920.78**

WHEREAS, the Town of Farmington Planning Board (hereinafter referred to as Planning Board) has received a request from the Town Director of Planning and Development (hereinafter referred to as Director) to consider a partial release of funds from the established Letter of Credit for site improvements located within Phase 1, Farmington Gardens II Project; and

WHEREAS, Lance S. Brabant, CPESC, MRB Group, P.C., the Town Engineer, in a letter to the Director, dated August 24, 2018 requests a partial release in the total amount of \$203,920.78; and

WHEREAS, the request has been reviewed by the Town Construction Inspector and the Town Engineers with both finding the quantities and prices identified in the document to be consistent with the final site plan conditions to date; and

WHEREAS, the Town Department Heads have completed their reviews and signed-off on both Appendix B, Letter of Credit Release Form and Appendix G-1.0, Letter of Credit Form; and

WHEREAS, under the provisions of Chapter 144, Section 32. of the Farmington Town Code, the Planning Board is to render recommendations to the Town Board whether or not to honor partial releases of funds from a Letter of Credit Estimate.

NOW, THEREFORE, BE IT RESOLVED that the Planning Board, after having reviewed the file on this project and the recommendations from the Town Construction Inspector, the Town Engineer and the Town Department Heads, does hereby confirm this request and recommends that the Town Board take formal action to accept the requested partial release (Release #3) from the Letter of Credit Estimate.

BE IT FINALLY RESOLVED that the Clerk of the Board is hereby directed to provide copies of this resolution to: Greg McMahon, P.E., McMahon LaRue As-

sociates; Megan Houppert, Home Leasing, LLC; the Town Highway and Parks Superintendent; the Town Water and Sewer Superintendent; the Town Code Enforcement Officer; the Town Construction Inspector; the Town Engineer; and the Director of Planning and Development.

**TOWN OF FARMINGTON PLANNING BOARD
LETTER OF CREDIT RELEASE #7—PARTIAL
REDFIELD GROVE SUBDIVISION, PHASE 1 (SITE IMPROVEMENTS)**

WHEREAS, the Town of Farmington Planning Board (hereinafter referred to as Planning Board) has received a request from Lance S. Brabant, CPESC, MRB Group, P.C., the Town Engineers, dated September 4, 2018, to approve a partial release (Release # 7) from the above referenced letter of credit for site improvements within Section 1 of the Redfield Grove Subdivision; and

WHEREAS, the Planning Board has also received and reviewed the Letter of Credit Release Forms, signed by all Department Heads and the Town Engineers, along with the applicant's Engineer Estimates of Value 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 \$26,259.05 (Release #7) from this letter of credit. The total amount in the letter of credit is \$870,840.15, with a balance remaining of \$224,335.78 after the seventh partial release of funds from the letter of credit.

**TOWN OF FARMINGTON PLANNING BOARD RESOLUTION
PARTIAL LETTER OF CREDIT RELEASE #1
CERONE INCENTIVE ZONING PROJECT (MIII ENTERPRISES LLC), SECTION 1**

WHEREAS, the Town of Farmington Planning Board (hereinafter referred to as Planning Board) has received from the Town Director of Planning and Development (hereinafter referred to as Director) a request to consider a partial release of funds from the established Letter of Credit for site improvements located within Phase 1 of the Route 332, MIII Project, Phase I; and

WHEREAS, the request is based upon a letter to the Director from Lance S. Brabant, CPESC, MRB Group, D.P.C., the Town Engineer, dated August 24,

2018, which requests a partial release of funds being held in the Letter of Credit for the above referenced project in the total amount of \$341,141.85; and

WHEREAS, the request has been reviewed by the Town Construction Inspector and the Town Engineers with both finding the quantities and prices identified in the document to be consistent with the final site improvements to date; and

WHEREAS, the Town Department Heads have completed their reviews and signed-off on both Appendix B, Letter of Credit Release Form and Appendix G-1.0, Letter of Credit Form; and

WHEREAS, under the provisions of Chapter 144, Section 32. of the Farmington Town Code, the Planning Board is to render recommendations to the Town Board whether or not to honor partial releases of funds from a Letter of Credit.

NOW, THEREFORE, BE IT RESOLVED that the Planning Board, after having reviewed the file on this project and the recommendations from the Town Construction Inspector, the Town Engineer and the Town Department Heads, does hereby confirm this request and recommends that the Town Board take formal action to accept the requested partial release (Release #1) from the Letter of Credit, in the total dollar amount of \$341,141.85.

BE IT FINALLY RESOLVED that the Clerk of the Board is hereby directed to provide copies of this resolution to: Michael Cerone, MIII Enterprises LLC, P.O. Box 509, Webster, N.Y. 14580; Paul Colucci, Executive Vice President, DiMarco Group, 1950 Brighton–Henrietta Town Line Road, Rochester, N.Y. 14623; the Town Highway and Parks Superintendent; the Town Water and Sewer Superintendent; the Town Code Enforcement Officer; the Town Construction Inspector; the Town Engineer; and the Director of Planning and Development.

**TOWN OF FARMINGTON PLANNING BOARD RESOLUTION
LETTER OF CREDIT—ACCEPTANCE
AMERICAN PROPERTIES OF WNY LLC (AMERICAN EQUIPMENT)**

PB #0803-18

WHEREAS, the Town of Farmington Planning Board (hereinafter referred to as Planning Board) has received a request, from Lance S. Brabant, CPESC, MRB Group, P.C., the Town Engineer, to approve a Letter of Credit for site improvements to be located within the above referenced project; and

WHEREAS, the Planning Board has also received and reviewed the Letter of Credit along with the Engineer’s Estimates of Value 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 establishment of the Letter of Credit.

NOW, THEREFORE, BE IT RESOLVED that the Planning Board, after having reviewed the file on this project and the recommendations from the Town Construction Inspector and the Town Engineers, does hereby recommend that the Town Board take formal action to approve the request to establish of Letter of Credit in the total amount of \$72,811.55.

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| Adrian Bellis | Aye |
| Edward Hemminger | Aye |
| Shauncy Maloy | Aye |
| Mary Neale | Aye |
| Douglas Viets | Aye |

Motion carried.

d. Oldcastle Lawn and Garden Application: Town of Manchester Coordinating Review

Mr. Brand reported that Oldcastle Lawn and Garden Inc. (a subsidiary of Oldcastle Precast Inc.), 155 State Street, Manchester, N.Y., wishes to use two parcels of land within the boundaries of the Town of Farmington for storage. He said that company representatives have requested the Town’s approval of the use of the properties.

Mr. Brand said that the use as described by the company does not fit within the Town’s General Industrial (GI) Zoning District requirements. He said that company representatives have been notified that Site Plan and Special Use Permit applications must be submitted to the Building Department, that the company is working on the drawings, and that the applications are expected to be submitted in the near future.

e. Redfield Grove Incentive Zoning Project, Lot #36: Recommendation to Town Board for Front Setback and Lot Area Amendments

■ A motion was made MR. MALOY, seconded by MR. BELLIS, that the reading of the following resolution be waived and that the resolution be approved as submitted by Town staff:

**TOWN OF FARMINGTON PLANNING BOARD RESOLUTION
PROPOSED ZONING INCENTIVES AMENDMENTS—LOT #36
REDFIELD GROVE SUBDIVISION, PHASE 1**

WHEREAS, the Town of Farmington Planning Board (hereinafter referred to as Planning Board) has received a request (Town Board Resolution #378-2018) from the Farmington Town Board (hereinafter referred to as Town Board) dated August 28, 2018, to review and provide a recommendation upon the proposed request to amend two incentive zoning conditions applicable to only Lot #36 of the Redfield Grove Incentive Zoning Project; and

WHEREAS, the Planning Board has received and reviewed the cover letter dated August 27, 2018, from Paul V. Parrone, Parrone Engineering, which describes the two proposed amendments to the incentive zoning conditions for Lot #36; and

WHEREAS, the Planning Board has also received and reviewed the proposed map prepared by Parrone Engineering, entitled “Site Plan for: Incentive Zoning Amendment of Lot 36,” identified as Drawing Number C1.0, Job No. 6931.

NOW, THEREFORE, BE IT RESOLVED that the Planning Board, after having reviewed this request and having publicly discussed this matter, does hereby make the following recommendations for the Town Board’s consideration:

1. The Planning Board agrees with the applicant’s request to reduce the front setback for Lot #36 from 50 feet to 30 feet, but only for the front setback portion of Lot #36 from Redfield Drive. The front setback from Hook Road should remain at 50 feet.
2. The Planning Board also agrees with the applicant’s request to amend the minimum lot size for Lot #36, reducing it in size from 17,800 square feet to 17,586 square feet.
3. The title of the map submitted needs to include Redfield Grove Incentive Zoning Project.
4. The map should also include the Town Board Resolution Number originally approving these two conditions and then the Resolution Number amending said conditions and the effective date of said resolution.
5. Finally, this map should then be signed by the Planning Board Chairperson, the Town Highway and Parks Superintendent, the Town Water and Sewer Superintendent and the Town Engineer. Copies of the signed maps should then be filed with the Town Departments and the Town Engineers.

The Planning Board feels that providing an attached garage for the existing single-family dwelling on Lot #36 will be in keeping with the character of the developing Phase 1 portion of the Redfield Grove Incentive Zoning Project. The Board also feels the proposed location for the attached garage is the most feasible given the existence of the mature trees that are being protected by the proposed garage location. Finally, the Board feels that it is in the best interests of governmental efficiency to amend Resolution #103 of 2015, Condition Number 5, by reducing the lot size requirement to the proposed 17,586 square feet.

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|------------------|-----|
| Adrian Bellis | Aye |
| Edward Hemminger | Aye |
| Shauncy Maloy | Aye |
| Mary Neale | Aye |
| Douglas Viets | Aye |

Motion carried.

9. OPEN DISCUSSION

Director of Development and Planning:

Mr. Brand discussed the following items:

- The Project Review Committee meeting will be held on Friday, September 7, 2018, at 8:00 a.m. Planning Board members are invited to attend.
- A meeting is scheduled on Thursday, September 13, 2018, with representatives of the Farmington Market Center on State Route 96 to review the traffic impact report for this project. An Incentive Zoning application to the Town Board is expected in the near future.

Code Enforcement Officer:

Mr. Delpriore reported that more than 550 building permits have been issued this year and new permit applications are still being received. He said that the workload has not slowed.

Highway Superintendent:

Mr. Giroux said that highway and parks work continues on the 2018 schedule.

Town Engineer:

Mr. Brabant commented on the Oldcastle Lawn and Garden plans for the use of two parcels in the Town of Farmington. He noted that MRB Group also represents the Town of Manchester and the Village of Manchester and that he will ask about the status of the plans with a colleague at MRB Group who works with Manchester. Supervisor Ingalsbe said that a representative of the Town of Manchester asked if the Town of Farmington would be willing to annex these two properties to Manchester. Supervisor Ingalsbe said that Farmington is not willing to annex the property and that Oldcastle Lawn and Garden must apply for Site Plan and Special Use Permit approval for the use of the property located in Farmington. Mr. Brand noted that the Oldcastle application is on the September agenda of the Ontario County Planning Board.

10. ADJOURNMENT

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

Motion carried by voice vote.

The meeting was adjourned at 9:30 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, September 19, 2018, at 7:00 p.m.

Following the meeting, the clerk locked the front doors to the Town Hall.

Respectfully submitted,

John M. Robortella,
Clerk of the Farmington Planning Board

L.S.