

APPROVED MINUTES

The Planning Board Workshop was convened at 7:00 p.m. at the Farmington Town Hall.

Board Members Present: Meg Godly
Ronald Herendeen
Scott Makin
Mary Neale

Board Members Absent: None

Board members discussed the following items that will be on the agenda for the December 5, 2012, Planning Board meeting:

**1. PB #1202-12 SKETCH PLAN APPLICATION
Collett Woods Phase 2**

Name: Mark Stevens, S. B. Ashley & Associates, 700 Powers Building, 16 West Main Street, Rochester, NY 14614

Location: South of Collett Road between Mertensia Road and West Corporate Drive

Zoning District: RMF

Request: To construct 12 buildings, 5 units per building, for a total of 60 two-story townhomes

Board members reviewed the Collett Woods Phase 2, Concept Plan 1, and discussed the November 26, 2012, memorandum on this application from Ronald Brand, Director of Planning and Development, especially noting Mr. Brand's comment concerning the relocation of one of the five-unit buildings in the remote southeast portion of the site and transposing it with the proposed storm water management area. According to Mr. Brand's memorandum, by doing so, the dwelling units would better relate to one another, there could be a savings to the applicant in utility and driveway costs, and the drainage easement shown would not have a driveway crossing over it, or utilities crossing under it.

Board members remarked about the garages proposed for the units and the aesthetics of the design of the buildings.

**2. PB #1203-12 FINAL SITE PLAN APPLICATION
FINAL SIGN SITE PLAN APPLICATION**

Name: Dr. Brian Mattiaccio, Mattiaccio Orthodontics,
1386 Hathaway Drive, Farmington, NY 14425

Location: Hathaway Drive, Perez Drive, and State Route 332

Zoning District: GB

Request: Site plan approval to construct a 4,000-square-foot
medical office building

In reviewing the materials for this application, board members noted that this was the first time that the sign has been seen. It was the consensus of the board that perhaps some landscaping would soften the overall appearance of the sign. It also was noted that no lighting seems to have been indicated for the sign.

3. **INFORMAL PRESENTATION**

Incentive Zoning of Herendeen Property, Collett Road and Hook Road

Name: BME Associates, 10 Lift Bridge Lane, Fairport, NY 14450

Request: Discuss comments and recommendations for Herendeen
property rezoning located at Collett Road and Hook Road

Board members reviewed the plans that had been submitted to the Town Board on November 13, 2012, by Gregg Bowering of Bowering Homes and Robert Cantwell of BME Associates for development of 69 acres of vacant land (Collett Road to the north, Hook Road to the west, and King Hill Drive to the south) under the Incentive Zoning provisions of the Town Code.

The proposal includes 125 single-family residential lots, approximately 19 acres of common open space (approximately 28 percent of the total site area), and six acres of neighborhood business/office space which would have three two-story buildings with no gas station use proposed at the site.

Topics discussed included the topography of the land, drainage and wet areas currently on the site, the location of the creek that runs through the property, and prospective roads that would be in the development and their site distances.

Ms. Godly and Ms. Neale expressed concern about the lot sizes noting, that they should be larger, even though lots on the adjacent King Hill Drive are smaller. They also noted that the location of sidewalks in the development must be confirmed.

Ms. Godly commented on the location of the commercial area of the site, noting that it is shown to be in a wetland area of the parcel.

Mr. Herendeen said that although he is not personally involved in this project, it involves his family and, as such, he will abstain from voting on this application when it comes before the board.

4. BOARD DISCUSSION ITEMS

Conducting Business at Planning Board Meetings:

Board members continued their discussion of the manner in which board meetings are conducted, specifically when complete presentations of an application should be presented and when presentations could be abbreviated.

Ms. Godly suggested that it is important for complete presentations to be given at the final approval stage to enable the board to be sure that the requirements set forth during the preliminary stages have been addressed.

Mr. Makin said that in the preliminary stages, when presenters are reappearing, such as following a continuation, they could be asked if there is anything different or new in their plans, and that the board, the staff, and the audience could be asked if they wished to see a complete presentation again.

There was a discussion on limiting the amount of time for presentations. The consensus of the board was that the conduct of board meetings is working well and that specific situations that come up could be addressed accordingly. Ms. Neale noted that whenever new procedures might be employed, they should be administered in a consistent manner.

Board members discussed applications that are continued from one meeting to another and said that these continuations are usually based on incomplete plans filed by applicants, or perhaps because the application had yet to be reviewed by the county planning board. Ms. Godly said that many continuations are beyond the control of the board.

New Planning Board Member

The board discussed briefly the open seat on the planning board. Ms. Neale said that the Town Board might be ready to fill the position at its January 8, 2013, meeting. It was noted that no formal communication regarding the open position has yet been received by the board.

There being no further discussion items, the workshop was concluded at 7:40 p.m.

Mr. Makin and Mr. Robortella secured the building.

Respectfully submitted,

John M. Robortella
Clerk of the Planning Board