

Town of Farmington

1000 County Road 8
Farmington, New York 14425

PLANNING BOARD
Wednesday, October 18, 2017, 7:00 p.m.

MINUTES—APPROVED

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

Board Members Present: Scott Makin, *Chairperson*
Adrian Bellis
Edward Hemminger
Mary Neale
Douglas Viets

Staff Present:
Lance S. Brabant, CPESC, Town of Farmington Engineers, MRB Group D.P.C.
Ronald L. Brand, Town of Farmington Director of Development and Planning
David Degear, Town of Farmington Water and Sewer Superintendent
Don Giroux, Town of Farmington Highway Superintendent
James Morse, Town of Farmington Code Enforcement Officer

Applicants Present:
Sam Aruck, 4764 Creekside Lane, Branchport, N.Y. 14418
Matthew Bragg, Chrisantha Construction Corporation, 10 Dewey Avenue, Gorham, N.Y. 14461
Sarah Costich King, R.L.A., Costich Engineering, 217 Lake Avenue, Rochester, N.Y. 14608
Alicia Sturn, D.D.S., 7614 Arbor Glen Drive, Victor, N.Y. 14564
Scott Wilbur, 7614 Arbor Glen Drive, Victor, N.Y. 14564
Garth Winterkorn, Costich Engineering, 217 Lake Avenue, Rochester, N.Y, 14608

Residents Present:
Gerald A. Bloss, 81 Gannett Road, Farmington, N.Y. 14425
Brian Sandore, 6143 Hanover Road, Farmington, N.Y. 14425
One person who did not sign in

1. MEETING OPENING

The meeting was called to order at 7:00 p.m. After the Pledge of Allegiance was recited, Mr. Makin introduced the Planning Board members and staff, explained the emergency evacuation procedures and noted that copies of the evening's agenda were available on the table at the door. He also asked everyone to set his or her cell phone on silent mode.

Mr. Makin said the meeting would be conducted according to the Rules of Procedure approved by the Planning Board on March 1, 2017.

2. APPROVAL OF MINUTES OF OCTOBER 4, 2017

■ A motion was made by MS. NEALE, seconded by MR. BELLIS, that the minutes of the October 4, 2017, meeting be approved.

Motion carried by voice vote.

3. CONTINUED PUBLIC HEARING: PRELIMINARY 3-LOT SUBDIVISION

PB #0901-17 Continued Preliminary 3-Lot Subdivision Application

Name: Alicia Sturn, D.D.S., PLLC, 7614 Arbor Glen Drive,
Victor, N.Y. 14564

Location: East side of State Route 332 between Farmbrook Drive and
Clovermeadow Drive

Zoning District: RB Restricted Business and MTOD Major Thoroughfare Overlay
District

Request: Preliminary 3-Lot Subdivision Plat approval to create Lot #1 consisting of 1.077 acres, Lot #2 consisting of 0.918 acres and Lot #3 consisting of 5.882 acres

Mr. Makin reconvened the Public Hearing on PB #0901-17 Preliminary 3-Lot Subdivision application of Alicia Sturn, D.D.S. which had been continued from the meeting on September 6, 2017.

The Planning Board approved the State Environmental Quality Review (SEQR) classification of this application as an Unlisted Action on September 6, 2017.

Also on September 6, 2017, the Planning Board declared its intent to be designated the Lead Agency for making the required SEQR determination of significance and estab-

lished the 30-day public review period which began on September 7, 2017, and concluded on October 6, 2017.

Ms. Costich King presented this application. Dr. Sturn, Mr. Bragg, Mr. Wilbur and Mr. Winterkorn also attended.

Ms. Costich King said that she has responded to the Town engineer's most recent comment letter. She distributed color architectural renderings of the proposed dentist's office as requested by the Planning Board.

Also in response to a previous Planning Board comment, Ms. Costich King reported that there will be no dumpster on the site and that trash totes would be used. She said that the requested plan of construction phases has been incorporated into the set of plans which were prepared for this meeting. She said that the phasing plan further defines the construction and site improvements which are proposed on Lot #2.

Mr. Brand confirmed the receipt of the applicant's revised plans. He explained that the applications before the Planning Board are for Preliminary Subdivision Plat approval and for Site Plan approval for Lot #2 and a portion of Lot #1, i.e., the driveway, fence and sidewalk, which are proposed in conjunction with the development on Lot #2.

Mr. Brand said that resolutions for Preliminary Subdivision Plat and Preliminary Site Plan approval have been prepared for board consideration. He explained that the resolutions include the standard condition that the Town engineer will not sign the plans until all engineering comments have been addressed to his satisfaction. Mr. Brand said that the plans are in order for the preliminary approvals this evening and that this is an exciting project for the Town of Farmington.

Mr. Morse asked Ms. Costich King to refer to Condition #10 in the draft Preliminary Site Plan resolution regarding commercial speech signage. He suggested that proposed signage be included on the Final Site Plan to avoid having to submit an additional Planning Board sign application and another referral to the Ontario County Planning Board.

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

Mr. Brabant confirmed receipt of the revised preliminary plans and the applicant's responses to the previous engineering comment letter. He said that he will continue to work with Ms. Costich King and will have an engineering comment letter on the preliminary applications tomorrow or by Friday (October 20, 2017).

Mr. Makin then asked if anyone in attendance wished to speak for or against the Preliminary Subdivision Plat application. There were no comments or questions from those in attendance.

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

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

Board deliberations:

Mr. Viets asked about the emergency-vehicle turning radius into the proposed driveway location. He asked if the radius could be increased to avoid having emergency vehicles encroach upon the other lane of travel. Ms. Costich King said that she would review this.

Mr. Hemminger noted that the proposed dentist’s office would be a good fit for the parcel and for the Town.

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

■ A motion was made by MR. HEMMINGER, seconded by MS. NEALE, that the reading of the following State Environmental Quality Review (SEQR) resolution be waived and that the resolution be approved:

**TOWN OF FARMINGTON PLANNING BOARD RESOLUTION
SEQR RESOLUTION—DESIGNATING LEAD AGENCY
ALICIA STURN, D.D.S., PLLC—PRELIMINARY SUBDIVISION AND SITE PLAN PROJECT**

PB #0901-17 and PB #0902-17

**APPLICANT: Alicia Sturn, D.D.S., PLLC,
7614 Arbor Glen Drive, Victor, N.Y. 14564**

**ACTION: Preliminary 3-Lot Subdivision Plat and Site Plan Approval for
Lot #2 to subdivide land and to enable site improvements for a
proposed dental office**

WHEREAS, the Town of Farmington Planning Board (hereinafter referred to as Planning Board) did on September 6, 2017, declare its intent to be designated the lead agency for this Action; and

WHEREAS, the Planning Board did establish a 30-day public review period, gave public notice thereof and commenced a coordinate review with other involved and interested agencies under the provisions of Part 617 of the State Environmental Quality Review (SEQR) procedures; and

WHEREAS, the 30-day public review period ended at noon on Friday, October 6, 2017; and

WHEREAS, no objections were received from other involved agencies with regard to the Planning Board being designated the lead agency under the SEQR Regulations.

NOW, THEREFORE, BE IT RESOLVED that the Planning Board does hereby designate itself as the lead agency for making the required determination of significance upon the Actions referenced above herein.

BE IT FINALLY RESOLVED that this resolution is to be provided to the applicant, Sarah Costich King, Costich Engineers; Matthew Bragg, Chrisantha Construction Corporation; and placed in the project file.

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

Motion carried.

■ A motion was made by MR. HEMMINGER, seconded by MR. BELLIS, that the reading of the following State Environmental Quality Review (SEQR) resolution be waived and that the resolution be approved:

**TOWN OF FARMINGTON PLANNING BOARD RESOLUTION
SEQR RESOLUTION—DETERMINATION OF NON-SIGNIFICANCE
ALICIA STURN, D.D.S., PLLC—PRELIMINARY SUBDIVISION AND SITE PLAN PROJECT**

PB #0901-17 and PB #0902-17

**APPLICANT: Alicia Sturn, D.D.S., PLLC,
7614 Arbor Glen Drive, Victor, N.Y. 14564**

ACTION: Preliminary 3-Lot Subdivision Plat and Site Plan Approval for Lot #2 to subdivide land and to enable site improvements for a proposed dental office

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

WHEREAS, the Planning Board has conducted a coordinated review upon said Action with other involved agencies, given consideration to the comments received; and **WHEREAS**, the Planning Board has conducted a series of public meetings upon said Action giving consideration to the comments provided; and

WHEREAS, the Planning Board has been established as the designated lead agency in accordance with the procedures established under Part 617 described above herein; and

WHEREAS, the Planning Board has given consideration to the criteria for determining significance as set forth in Section 617.7 (c) (1) of the SEQR Regulations and the information contained in Parts 1 and 2 of the Full Environmental Assessment Form, along with supporting documentation and maps submitted with this application.

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

- (i) there will not be a substantial adverse change in existing air quality, ground or surface water quality or quantity, traffic noise levels; a substantial increase in solid waste production; a substantial increase in potential for erosion, flooding, leaching or drainage problems; and
- (ii) there will not be large quantities of vegetation or fauna removed from the site or destroyed as the result of the proposed Action; there will not be substantial interference with the movement of any resident or migratory fish or wildlife species as the result of the proposed Action; there will not be a significant impact upon habitat areas on the site; there are no known threatened or endangered species of animal or plant, or the habitat of such species; or, are there any other significant adverse impacts to natural resources on the site; and
- (iii) there are no known Critical Environmental Area(s) on the site which will be impaired as the result of the proposed Action; and
- (iv) the overall density of the site is consistent with the Town's *Comprehensive Plan* land use recommendations; and
- (v) there are no known important historical, archeological, architectural, or aesthetic resources on the site according to the State Office of Parks, Recreation and Historic Preservation (SHPO) Letter dated June 8, 2017 (File 17PR03555), or will the proposed Action impair the existing community or neighborhood character;
- (vi) there will not be a major change in the use of either the quantity or type of energy resulting from the proposed Action;
- (vii) there will not be any hazard created to human health;
- (viii) there will not be a change in the use of current active agricultural land;
- (ix) there will not be a large number of persons attracted to the site for more than a few days when compared to the number of persons who would come to such a place absent the Action;

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

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

BE IT FURTHER RESOLVED that the Planning Board does hereby make a Determination of Non-Significance upon said Action and directs the Planning Board Chairperson to sign and date the Full Environmental Assessment Form and the Negative Declaration Form.

BE IT FINALLY RESOLVED that the Clerk of the Board is to file copies of the environmental record, Parts 1 and 2 of the Full Environmental Assessment Form, the Determination on Non-Significance and the Resolution Designating the Planning Board lead agency with the identified Involved and Interested agencies coordinated with during the public review and comment period; with Sarah Costich King, Costich Engineers, Project Manager; Alicia Sturn, D.D.S. PLLC, applicant and Matthew Bragg, Chrisantha Construction Corporation.

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

Motion carried.

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

**TOWN OF FARMINGTON PLANNING BOARD RESOLUTION
 PRELIMINARY 3-LOT SUBDIVISION PLAT
 ALICIA STURN, D.D.S., PLLC, EAST SIDE STATE ROUTE 332**

PB #0901-17

**APPLICANT: Alicia Sturn, D.D.S., PLLC,
 7614 Arbor Glen Drive, Victor, N.Y. 14564**

ACTION: Preliminary Three-Lot Subdivision Plat, east side of State

Route 332, between Clover Meadow Lane and Farmbrook Drive; to subdivide 5.882± acres into three lots (Lot #1 consisting of 1.077 acres for a future commercial building, Lot #2 consisting of 0.918 acres for a proposed dental office and Lot #3 consisting of 3.887 acres for a future commercial building)

WHEREAS, the Town of Farmington Planning Board (hereinafter referred to as Planning Board), has received an Application from Alicia Sturn for Preliminary Subdivision Plat Approval for Lots #1, #2 and #3 of the Farmington Dentist N.Y.S. Route 332 Subdivision (identified as Tax Map Account #041.12-01-96.11, containing a total of 5.882± acres); and

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

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

WHEREAS, the Planning Board finds that the proposed Action has been reviewed by the Ontario County Planning Board, Referral No. 175-2017, resulting in a recommendation of Modification that no Action can be taken until the comments from the Ontario County Soil and Water Conservation District are received and reviewed; and

WHEREAS, Megan L. Webster, District Manager, CPESC, Ontario County Soil and Water Conservation District, has reported via e-mail dated September 19, 2017, to James Morse, Town Code Enforcement Officer, that she has reviewed the Storm Water Pollution Prevention Plan (SWPPP) and finds no concerns with the proposed project; and

WHEREAS, the Planning Board has reviewed the October 11, 2017, letter from Lance Brabant, CPESC, Director of Planning Services, MRB Group, D.P.C., the Town's Engineering Firm, which provides responses to MRB's September 18, 2017, report on the Preliminary Plat and Preliminary Site Plan Actions; and

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

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

1. Preliminary Subdivision Plat Approval is based upon the drawing prepared by Costich Engineering, Land Surveying and Landscape Architecture, identified as Drawing #6465, VS100, Sheet 3 of 18, entitled "Subdivision Map, Farmington Dentist N.Y.S. Route 332," dated 8/2/2017, with a revised date of 10/11/2017 and subject further to the conditions set forth herein.

2. The title of the drawing is to be amended to read “Preliminary Subdivision Plat, Farmington Dentist N.Y.S. Route 332, Lots #1, #2 and #3.”
3. Any and all comments contained in the MRB Group’s report letter requiring change to the Preliminary Subdivision Plat Drawing cited above herein are to be made and noted in the drawing’s revision box before the Town Engineer’s signing of the drawing.
4. Preliminary Plat Approval is valid for a period of 180 days and must be renewed unless all conditions of approval have been made and a signed preliminary plat map has been placed in the file in the Town Development Office. Failure to comply with this time period shall result in this preliminary plat approval being made null and void.
5. Once all conditions of Preliminary Plat Approval have been made on the revised drawing, a total of six (6) paper prints are to be submitted to the Town Code Enforcement Officer, within 180 days, for his review and acceptance for signing by all officials.
6. Once the Planning Board Chairperson’s signature has been affixed to the revised Preliminary Plat drawings then the applicant may submit application for Final Subdivision Plat Approval.
7. Copies of this resolution are to be provided to: Alicia Sturn, Applicant; Matthew Bragg, Chrisantha Construction Corporation; Sarah Costich King, Costich Engineering; and the Ontario County Planning Board.

Mr. Makin asked Ms. Costich King if she understood the resolution and agreed with the conditions. Ms. Costich King said that she understood the resolution and agreed with the conditions

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

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

Motion carried.

4. CONTINUED PRELIMINARY SITE PLAN

PB #0902-17 Continued Preliminary Site Plan Application

- Name:** Alicia Sturn, D.D.S., PLLC, 7614 Arbor Glen Drive, Victor, N.Y. 14564
- Location:** East side of State Route 332 between Farmbrook Drive and Clovermeadow Drive
- Zoning District:** RB Restricted Business and MTOD Major Thoroughfare Overlay District
- Request:** Preliminary Site Plan approval for Lot #2 for the construction of a 3,750-square-foot dentist office and related site improvements, and construction of a proposed driveway across Lot #1 to Farmbrook Drive

Mr. Makin resumed the discussion on PB #0902-17 Preliminary Site Plan for Alicia Sturn, D.D.S., which had been continued from the meeting on September 6, 2017.

Ms. Costich King, Dr. Sturn, Mr. Bragg, Mr. Wilbur and Mr. Winterkorn attended.

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

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

**TOWN OF FARMINGTON PLANNING BOARD RESOLUTION
 PRELIMINARY SITE PLAN APPROVAL, LOTS #1 & #2
 ALICIA STURN, D.D.S., PLLC, EAST SIDE STATE ROUTE 332**

PB #0902-17

APPLICANT: Alicia Sturn, D.D.S., PLLC
7614 Arbor Glen Drive, Victor, N.Y. 14564

ACTION: Preliminary Site Plan Approval, Lot #2 and a portion of Lot #1, east side of State Route 332, between Clover Meadow Lane and Farmbrook Drive

WHEREAS, the Town of Farmington Planning Board (hereinafter referred to as Planning Board), has received an Application from Alicia Sturn for Preliminary Site Plan Approval for Lot #2 and a portion of Lot #1 of the Farmington Dentist N.Y.S. Route 332 Subdivision (identified as Tax Map Account #041.12-01-96.11, containing a total of 0.918± acres); and

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

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

WHEREAS, the Planning Board finds that the proposed Action has been reviewed by the Ontario County Planning Board, Referral No. 175-2017, resulting in a recommendation of Modification that no Action can be taken until the comments from the Ontario County Soil and Water Conservation District are received and reviewed; and

WHEREAS, Megan L. Webster, District Manager, CPESC, Ontario County Soil and Water Conservation District, has reported via e-mail dated September 19, 2017, to James Morse, Town Code Enforcement Officer, that she has reviewed the Storm Water Pollution Prevention Plan (SWPPP) and finds no concerns with the proposed project; and

WHEREAS, the Planning Board has reviewed the October 11, 2017 letter from Lance Brabant, CPESC, Director of Planning Services, MRB Group, D.P.C., the Town's Engineering Firm, which provides responses to MRB's September 18, 2017 report on the Preliminary Plat and Preliminary Site Plan Actions; and

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

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

1. Preliminary Site Plan Approval is based upon the drawing prepared by Costich Engineering, Land Surveying and Landscape Architecture, identified as Drawing #6465, CA100, Sheet 5 of 18, entitled "Site and Pavement Marking Plan Map, Farmington Dentist N.Y.S. Route 332," dated 8/2/2017, with a revised date of 10/11/2017 and subject further to the conditions set forth herein.
2. The title of the drawing is to be amended to read "Preliminary Site Plan Lot #2 and a Portion of Lot #1, Farmington Dentist, N.Y.S. Route 332."
3. This preliminary site plan approval is valid only for the proposed development upon Lot #2 of a 3,750 square-foot-dentist office building and related site improvements, including landscaping, as shown on Drawing #6465, CA100; and that portion of Lot #1 involving the construction of the proposed twenty-six-foot-wide asphalt driveway, the thirty-foot wide landscape area east of said driveway and extending south from the right-of-way of Farmbrook Drive to the southern boundary limit for Lot #2, as shown on Drawing #6465, LA100; the installation of landscaping across the State Route 332 frontage of Lot #2, as shown on Drawing #6465 LA100; and the installation of the eight-foot-tall Board on Board fence, as shown on Drawing #6465, LA500, commencing at the northern property line and extending south onto a portion of Lot #3, as shown on Drawing #6465 LA100.

4. Any and all comments contained in the MRB Group's report requiring change to the Preliminary Site Plan Drawing cited above herein are to be made and noted in the drawing's revision box before the Town Engineer's signing of the drawing.
5. The Town Water and Sewer Departments comments, as provided via e-mail attachment dated October 3, 2017, requiring change to the Preliminary Site Plan Drawing cited above herein are to be made and noted in the drawing's revision box before the Town Engineer's signing of the drawing.
6. The proposed sidewalk shown on Drawing #6465 CA110 is to be installed prior to the issuance of the Certificate of Occupancy by the Town Code Enforcement Officer for the proposed Dentist Office on Lot #2. A note to this effect is to be placed upon the Final Site Plan drawing.
7. The three proposed street lights shown on Drawing #6465 CA110 are to be installed prior to the issuance of the Certificate of Occupancy by the Town Code Enforcement Officer for the proposed Dentist Office on Lot #2. A note to this effect is to be placed upon the Final Site Plan drawing.
8. The proposed landscaping area along the east side of Lot #1 and Lot #2 are to be installed prior to the issuance of the Certificate of Occupancy by the Town Code Enforcement Officer for the proposed Dentist Office on Lot #2. A note to this effect is to be placed upon the Final Site Plan drawing.
9. The "snow storage area" for Lot #2, shown on Drawing #6465 CA110, appears to conflict with the landscaping plan for this area as shown on Drawing #6465 LA100 and must be relocated elsewhere on the site.
10. This site plan approval does not include Sign Site Plan Approvals that are required under Chapter 165 of the Town Code. Therefore, unless the Final Site Plan application identifies such commercial speech signage associated with the proposed Dentist Office, any signage will be limited to that permitted in the Town Code and issued by the Code Enforcement Officer.
11. Until such time as a Final Site Plan has been approved by the Planning Board for Lot #1, this Applicant shall maintain a mowed area along both sides of the proposed sidewalk shown on Drawing #6465 CA100 that is being installed as part of the site plan approval for Lot #2. A note to this effect is to be placed upon the Final Site Plan drawing.
12. Preliminary Site Plan Approval is valid for a period of 180 days and must be renewed unless all conditions of approval have been made and a signed preliminary site plan map has been placed in the file in the Town Development Office. Failure to comply with this time period shall result in this preliminary plan approval being made null and void.

- 13. Once all conditions of Preliminary Plat Approval have been made on the revised drawing, a total of six (6) paper prints are to be submitted to the Town Code Enforcement Officer, within 180 days, for his review and acceptance for signing by all officials.
- 14. Once the Planning Board Chairperson’s signature has been affixed to the revised Preliminary Plat drawings then the applicant may submit application for Final Subdivision Plat Approval.
- 15. Copies of this resolution are to be provided to: Alicia Sturn, Applicant; Matthew Bragg, Chrisanntha Construction Corporation; Sarah Costich King, Costich Engineering; and the Ontario County Planning Board.

Mr. Makin asked Ms. Costich King if she understood the resolution and agreed with the conditions. Ms. Costich King said that she understood the resolution and agreed with the conditions

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

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

Motion carried.

5. NEW FINAL 2-LOT SUBDIVISION

PB #1005-17 Final 2-Lot Subdivision Application

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

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

Zoning District: A-80

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

The Public Hearing on this application was closed on September 20, 2017.

On September 20, 2017, the Planning Board reviewed the completed Short Environmental Assessment Form (EAF) Part 2 and Part 3 for this application, designated itself as the Lead Agency under SEQR for making the determination of significance, approved the SEQR resolution for this application (SEQR classification as an Unlisted Action with a negative declaration), and approved the Preliminary 2-Lot Subdivision Plat with conditions.

Mr. Aruck presented this application. He explained that there have been no changes to the application since the approval of the Preliminary 2-Lot Subdivision Plat on September 20, 2017.

Mr. Brand said that he has prepared draft resolutions for board consideration this evening to approve the Final Subdivision Plat and to approve the accompanying Final Site Plan application. He reported that both draft resolutions were sent to the applicant's surveyor and consulting engineer and that no objections were received.

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

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

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

PB #1005-17

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

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

WHEREAS, the Town of Farmington Planning Board (hereinafter referred to as Planning Board), has received an Application from Sam Aruck for Final Subdivision Plat Approval for Lots #1 and #2 of the Sam Aruck Subdivision (identified as Tax Map Account #019.00-01-29.112) containing a total of 137± acres); and

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

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

WHEREAS, the Planning Board finds that the proposed Action is exempt from referral to the Ontario County Planning Board, according to that agency's rules of procedure;

WHEREAS, the Planning Board has received testimony at tonight's public meeting regarding the proposed final subdivision.

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

1. Final Subdivision Plat Approval is based upon the drawing prepared by Freeland-Parrinello, Land Surveyors, entitled "Final Subdivision Plat, James E. & Wayne R. Cheasman, Lots #1 and #2, dated December 5, 2016, with a revised date September 21, 2017.
2. Prior to the issuance of a Building Permit for Lot #2, an access easement across Lot #2 between the County Road 28 right-of-way and the adjacent parcel of land to the west, which is currently in agricultural use, is to be shown on the Final Plat Map. Said easement may be restricted for farming purposes only. At the time of Final Plat Map approval, the liber and page number of the filing of the easement in the Ontario County Clerk's Office is to be shown on the drawing. In addition, a copy of said easement is to be provided to the Town Development Office.
3. Final Plat Approval is valid for a period of 180 days and must be renewed unless all conditions of approval have been made and a signed final plat map has been placed in the file in the Town Development Office. Failure to comply with this time period shall result in this final plat approval being made null and void.
4. Once all conditions of Final Plat Approval have been made on the revised drawing, a mylar and a total of four (4) paper prints are to be submitted to the Town Code Enforcement Officer, within 180 days, for his review and acceptance. The signed mylar and three signed copies will be returned to the Applicant. If additional signed copies are required then the Applicant is to provide the number of additional copies necessary.
5. Once the Planning Board Chairperson's signature has been affixed to the revised Final Plat drawings then the applicant must file the mylar and two (2) paper prints in the Ontario County Clerk's Office.

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

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

Adrian Bellis	Aye
Edward Hemminger	Aye

Scott Makin	Aye
Mary Neale	Aye
Douglas Viets	Aye

Motion carried.

6. NEW FINAL SITE PLAN

PB #1006-17 New Final Site Plan Application

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

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

Zoning District: A-80

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

On September 20, 2017, the Planning Board reviewed the completed Short Environmental Assessment Form (EAF) Part 2 and Part 3 for this application, designated itself as the Lead Agency under SEQR for making the determination of significance, approved the SEQR resolution for this application (SEQR classification as an Unlisted Action with a negative declaration), and approved the Preliminary Site Plan with conditions.

Mr. Aruck presented this application. He explained that there have been no changes to the application since the approval of the Preliminary Site Plan on September 20, 2017.

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

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

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

PB #1006-17

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

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

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

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

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

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

1. Final Site Plan Approval is based upon the set of drawings prepared by Marks Engineering, identified as “Final Site Plan, Prepared for Lot #2 James E. and Karen Cheasman Subdivision,” dated 9/21/2017, Tax Map # 19.00-1-51.100, drawings C100, C500, C501 and C502.
2. There is to be a fourth Town Note added to the site plan that reads . . . “Prior to the issuance of a Building Permit for Lot #2, an access easement across Lot #2 onto an adjacent parcel of land currently in agricultural use is to be acquired and the liber and page number of the filing of the easement in the Ontario County Clerk’s Office is to be provided to the Town Development Office.
3. Once all changes required by this resolution have been made to a revised Final Site Plan drawing, two (2) paper copies are to be submitted to the Town Code Enforcement Officer for his review and acceptance. Then the Planning Board Chairperson may sign the revised Final Site Plan drawing.
4. 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.

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

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

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

way Department staff members are preparing the plows for the upcoming winter snow-plowing season.

Water and Sewer Superintendent:

Mr. Degear discussed a field change regarding the installation and location of the sewer laterals in the Redfield Grove Incentive Project now underway on the west side of Hook Road. He said that the Town departments worked together on these field changes and that he was pleased that all departments were involved at the time that the field changes were made, and not after the fact.

8. PUBLIC COMMENTS

Mr. Sandore asked about access to the Final Site Plans for the Farmington Gardens II site plans in advance of the Planning Board meeting on November 1, 2017. Mr. Morse said that hard copies of the plans would be available in his office and that he could review them with Mr. Sandore prior to the meeting. Mr. Sandore will make an appointment to meet with Mr. Morse prior to the Planning Board meeting on November 1, 2017.

9. ADJOURNMENT

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

Motion carried by voice vote.

The meeting was adjourned at 7:35 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, November 1, 2017, at 7:00 p.m.

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

Respectfully submitted,

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