

**TOWN OF FARMINGTON PLANNING BOARD RESOLUTION  
PRELIMINARY 2-LOT SUBDIVISION PLAT  
DANIEL BIECK & MADELINE ALLEN, YELLOW MILLS ROAD**

**PB #0501-19**

**APPLICANTS: Daniel Bieck & Madeline Allen, 4392 Fox Road, Palmyra,  
New York 14522**

**ACTION: Preliminary Two-Lot Subdivision Plat, east side of Yellow Mills Road, to subdivide  
Tax Map Account #10.00-1-32, containing a total of 195.1 ± acres into two Lots (Lot  
#1 consisting of 12.195 acres as a non-approved Building Lot; and Lot #2 consisting  
of 182.905 +/- acres as a non-approved Building Lot.**

**WHEREAS**, the Town of Farmington Planning Board (hereinafter referred to as Planning Board), has received an Application from Daniel Bieck & Madeline Allen, for Preliminary Subdivision Plat Approval for Lots #1 and #2 of the Subdivision Plat of Lands of James F. Redmond 175 Burnham Heights, Palmyra, New York 14522; 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 has received testimony at tonight's Public Hearing regarding the proposed preliminary two-lot subdivision.

**NOW, THEREFORE, BE IT RESOLVED** that the Planning Board does hereby accept Parts 2 & 3 of the Short Environmental Assessment Form and directs the Planning Board Chairperson to sign the Part 3 Short Environmental Assessment Form.

**BE IT FURTHER 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 R. Morris Surveying PLS, PLLC, 104 Shermand Parkway, Newark, New York 14513, identified as Project #03087, having a date of 3/20/2019 and entitled "Preliminary Plat Map of Lands owned by James F. Redmond, Lot 1 of the Bieck & Allen Subdivision," and subject further to the conditions set forth herein.
2. The title of the drawing is to be amended to read "Preliminary Plat, Lots #1 and #2, James F. Redmond Subdivision."
3. Any and all comments contained in the MRB Group's report letter dated April , 2019, 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. A Note is to be added to the drawing to read... "Lots #1 and #2 lies entirely within Zone C, an Area of Minimal Flooding, as shown on the FEMA Flood Insurance Rate Map Number 361299-0004B, dated 9/30/83.

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 five (5) paper prints are to be submitted to the Town Code Enforcement Officer, within 180 days, for his review and acceptance for signing by the Planning Board Chairperson.
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: James F. Redmond, 175 Burnham Heights, Palmyra, New York 14522; Robert F. Morris, III, PLS, 104 Sherman Parkway, Newark, New York 14523; and Daniel Bieck & Madeline Allen, 4392 Fox Road, Palmyra, New York 14522.
- 8.

The above resolution was offered by \_\_\_\_\_ and seconded by \_\_\_\_\_ at a meeting of the Planning Board held on Wednesday, May 1, 2019. Following discussion thereon, the following roll call vote was taken and recorded:

Shauncy Maloy	--
Doug Viets	--
Adrian Bellis	--
Mary Neale	--
Edward Hemminger	--

Motion carried.

I, John M. Robortella, Clerk of the Board, do hereby attest to the accuracy of the above Resolution being acted upon and recorded in the minutes of the Farmington Planning Board for the Wednesday, May 1, 2019 meeting.

\_\_\_\_\_  
 John M. Robortella, Clerk of the Board L.S.

TOWN OF FARMINGTON PLANNING BOARD

PB 0501-19 SEQR Resolution – Determination of Non-Significance

Daniel Bieck & Madeline Allen, Preliminary Subdivision Plat Project, Fox Road

**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 public meeting 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, 2 and 3 of the Short 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, 20117 (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 Short 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, 2 & 3 of the Short Environmental Assessment Form, the Determination on Non-Significance Resolution with Kyle & Bridgette Sadler, 5654 Allen Padgham Road, Farmington, NY 14425.

The above resolution was offered by \_\_\_\_\_ and seconded by \_\_\_\_\_ at a regular scheduled meeting of the Farmington Planning Board on Wednesday, May 1, 2019. The following roll call vote was taken and recorded in the official minutes of the Planning Board for this date.

Shauncy Maloy	-
Doug Viets	-
Adrian Bellis	-
Mary Neale	-
Ed Hemminger	-

I, John Robortella, Clerk of the Board, do hereby certify the accuracy of the above resolution and to it being acted upon as noted above.

\_\_\_\_\_  
John Robortella, Clerk of the Board

**Farmington Planning Board Resolution  
SEQR Resolution – Unlisted Action**

**Files: PB # 0501 - 19 Preliminary Subdivision Plat**

**Applicants: Daniel Bieck & Madeline Allen**

**Action: Preliminary Subdivision Plat Application - Lots #1 and #2, James F. Redmond Subdivision**

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

NOW, THEREFORE, BE IT RESOLVED that the Board determines the proposed Action is classified as an Unlisted Action.

BE IT FINALLY RESOLVED that the Board directs the Town Director of Planning and Development to prepare Parts 2 and 3 of the Short Environmental Assessment Form for the Board’s review and acceptance.

The above Resolution was offered by \_\_\_\_\_ and seconded by \_\_\_\_\_ at a regularly scheduled Planning Board Meeting held on Wednesday, May 1, 2019. Following discussion, a roll call vote was recorded:

Shauncy Maloy	--
Doug Viets	--
Adrian Bellis	--
Mary Neale	--
Ed Hemminger	--

I, John Robortella, Clerk of the Board, do hereby attest to the accuracy of the above Resolution being act upon and recorded in the minutes of the Farmington Planning Board for the May 1, 2019 meeting.

\_\_\_\_\_  
John Robortella  
Clerk of the Board

**TOWN OF FARMINGTON PLANNING BOARD RESOLUTION  
PRELIMINARY 2-LOT SUBDIVISION PLAT  
KYLE & BRIDGETTE SADLER, YAHN ROAD**

**PB #0502-19**

**APPLICANTS: Kyle & Bridgette Sadler, 5654 Allen Padgham Road, Farmington,  
New York 14425**

**ACTION: Preliminary Two-Lot Subdivision Plat, north side of Yahn Road, to subdivide Tax Map Account #17.00-1-16.122, containing a total of 63.349± acres into two Lots (Lot #1 consisting of 1.000 acres with an existing single family dwelling; and Lot #2 consisting of 62.349 +/- acres as a non-approved Building Lot for a future residential dwelling and continued agricultural operations.**

**WHEREAS**, the Town of Farmington Planning Board (hereinafter referred to as Planning Board), has received an Application from Kyle and Bridgette Sadler, for Preliminary Subdivision Plat Approval for Lots #1 and #2 of the Subdivision Plat of Lands of Dale L. & Nancy A. Sadler, 5832 Yahn Road Farmington, New York 14425 (identified as Tax Map Account #017.000-01-16.122, containing a total of 63.349± 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 has received testimony at tonight's Public Hearing regarding the proposed preliminary two-lot subdivision.

**NOW, THEREFORE, BE IT RESOLVED** that the Planning Board does hereby accept Parts 2 & 3 of the Short Environmental Assessment Form and directs the Planning Board Chairperson to sign the Part 3 Short Environmental Assessment Form.

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

1. Preliminary Subdivision Plat Approval is based upon the drawing prepared by Freeland – Parrinello, Land Surveyors, identified as Drawing #6465, VS100, having a revised date of February 11, 2019 and entitled "Subdivision Plat of Lands of Dale L. & Nancy A. Sadler," and subject further to the conditions set forth herein.
2. The title of the drawing is to be amended to read "Preliminary Plat, Lots #1 and #2, Dale L. & Nancy A. Sadler Subdivision."
3. Any and all comments contained in the MRB Group's report letter dated April , 2019, 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. Note & References #5 is to be amended to read... "Lot #1 lies entirely within Zone C, an Area of Minimal Flooding, as shown on the FEMA Flood Insurance Rate Map Number 361299-0004B, dated 9/30/83. Lot

#2 lies within both a mapped Zone A and C, as shown on the FEMA Flood Insurance Rate Map Number 361299-0010B, dated 9/30/83.”

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 five (5) paper prints are to be submitted to the Town Code Enforcement Officer, within 180 days, for his review and acceptance for signing by the Planning Board Chairperson.
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: Freeland-Parrinello, Land Surveyors, 42 Beeman Street, Canandaigua, New York 14424; Kyle & Bridgette Sadler, 5654 Allen Padgham Road, Farmington, New York 14425; and Dale L. & Nancy A. Sadler, 5832 Yahn Road, Farmington, New York 14425.
- 8.

The above resolution was offered by \_\_\_\_\_ and seconded by \_\_\_\_\_ at a meeting of the Planning Board held on Wednesday, May 1, 2019. Following discussion thereon, the following roll call vote was taken and recorded:

Shauncy Maloy	--
Doug Viets	--
Adrian Bellis	--
Mary Neale	--
Edward Hemminger	--

Motion carried.

I, John M. Robortella, Clerk of the Board, do hereby attest to the accuracy of the above Resolution being acted upon and recorded in the minutes of the Farmington Planning Board for the Wednesday, May 1, 2019 meeting.

\_\_\_\_\_  
John M. Robortella, Clerk of the Board L.S.

TOWN OF FARMINGTON PLANNING BOARD

PB 0502-19 SEQR Resolution – Determination of Non-Significance

Kyle and Bridgette Sadler, Preliminary Subdivision Plat Project, Yahn Road

**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 public meeting 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, 2 and 3 of the Short 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, 20117 (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 Short 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, 2 & 3 of the Short Environmental Assessment Form, the Determination on Non-Significance Resolution with Kyle & Bridgette Sadler, 5654 Allen Padgham Road, Farmington, NY 14425.

The above resolution was offered by \_\_\_\_\_ and seconded by \_\_\_\_\_ at a regular scheduled meeting of the Farmington Planning Board on Wednesday, May 1, 2019. The following roll call vote was taken and recorded in the official minutes of the Planning Board for this date.

Shauncy Maloy	-
Doug Viets	-
Adrian Bellis	-
Mary Neale	-
Ed Hemminger	-

I, John Robortella, Clerk of the Board, do hereby certify the accuracy of the above resolution and to it being acted upon as noted above.

\_\_\_\_\_  
John Robortella, Clerk of the Board

*C: Forms. PB 0502-19. SEQR Determination of Non-significance. Preliminary Sub. Plat. Kyle & Bridgetter Sadlert. Yahn Road.*

**Farmington Planning Board Resolution  
SEQR Resolution – Unlisted Action**

**Files: PB # 0502 - 19 Preliminary Subdivision Plat**

**Applicant: Kyle and Bridgette Sadler**

**Action: Preliminary Subdivision Plat Application - Lots #1 and #2, Dale L. & Nancy A. Sadler Subdivision**

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

NOW, THEREFORE, BE IT RESOLVED that the Board determines the proposed Action is classified as an Unlisted Action.

BE IT FINALLY RESOLVED that the Board directs the Town Director of Planning and Development to prepare Parts 2 and 3 of the Short Environmental Assessment Form for the Board’s review and acceptance.

The above Resolution was offered by \_\_\_\_\_ and seconded by \_\_\_\_\_ at a regularly scheduled Planning Board Meeting held on Wednesday, May 1, 2019. Following discussion, a roll call vote was recorded:

Shauncy Maloy	--	
Doug Viets		--
Adrian Bellis		--
Mary Neale		--
Ed Hemminger	--	

I, John Robortella, Clerk of the Board, do hereby attest to the accuracy of the above Resolution being act upon and recorded in the minutes of the Farmington Planning Board for the May 1, 2019 meeting.

\_\_\_\_\_  
John Robortella  
Clerk of the Board