

TOWN OF FARMINGTON
Planning Board Agenda
January 3, 2018 Meeting
7:00 p.m.

1. OPEN MEETING
2. APPROVAL OF MINUTES
3. LEGAL NOTICES PUBLISHED: December 27, 2017
4. ORDER OF BUSINESS

PUBLIC HEARING:

PB 0101-18, SPECIAL USE PERMIT

NAME: Monolith Solar Associates, 444 Washington St, Rensselaer, NY 12144

LOCATION: 6025 Denny Drive, Farmington, NY 14425

ZONING DISTRICT: LI Limited Industrial

REQUEST: To erect roof mounted commercial solar photovoltaic (pv) system on property located at the southeast corner of Commercial Drive and Denny Drive.

SITE PLAN APPROVALS:

PB 1208-17 PRELIMINARY SITE PLAN APPLICATION

NAME: Mr. & Mrs. Robert Hamell, 5397 Gulick Road, Honeoye, NY 14471

LOCATION: 250 ft North of 390 Ellsworth Rd

ZONING DISTRICT: A-80 Agricultural

REQUEST: Site plan approval to construct a single family residence.

PB 0102-18, FINAL SITE PLAN APPLICATION

NAME: Monolith Solar Associates, 444 Washington St, Rensselaer, NY 12144

LOCATION: 6025 Denny Drive, Farmington, NY 14425

ZONING DISTRICT: LI Limited Industrial

REQUEST: To erect roof mounted commercial solar photovoltaic (pv) system. To be placed on top of existing mini-warehouse structures, corner of Commercial Drive and Denny Drive.

PB 1209-17, FINAL SITE PLAN APPLICATION - PHASE 1 Continued

NAME: MIII Enterprises LLC, P. O. Box 509, Webster, NY 14580

LOCATION: West side of NYS Route 332 opposite Farmbrook Drive

ZONING DISTRICT: IZ Incentive Zoning

REQUEST: To construct six single-story self-storage buildings ranging in size from 2,560 square feet to 6,000 square feet for a total foot print of 24,160 square feet; and a one (1) two story climate control self-storage building having a total foot print of 24,750 square feet; and related site improvements.

PB 1202-17, TWO LOT PRELIMINARY SUBDIVISION Continued

NAME: Indus Hospitality Group, 950 Panorama Trail S., Rochester, NY 14625

LOCATION: Lands located behind 1301 NYS Route 332 (Kentucky Fried Chicken Restaurant)

ZONING DISTRICT: GB General Business

REQUEST: Request a two lot subdivision preliminary plat approval to create Lot 2 consisting of 1.452 acres, and Lot 3 will consist of 1.288 acres.

Farmington Planning Board

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PB 1203-17, SPECIAL USE PERMIT Continued

NAME: Indus Hospitality Group, 950 Panorama Trail S., Rochester, NY 14625

LOCATION: Proposed Lot #3 located east of the Kentucky Fried Chicken Restaurant at 1301 NYS Route 332

ZONING DISTRICT: GB General Business

REQUEST: Request a special use permit to allow a motel according to Chapter 165, Article VI, Section 73 of the Town of Farmington Codes. The applicant wishes to construct a three story Mictotel Hotel with 60 rooms and related site improvements.

PB 1204-17, SPECIAL USE PERMIT, Continued

NAME: Indus Hospitality Group, 950 Panorama Trail S., Rochester, NY 14625

LOCATION: Proposed Lot # 2 located north of the Kentucky Fried Chicken Restaurant at 1301 NYS Route 332

ZONING DISTRICT: GB General Business

REQUEST: A special use permit to allow a fast food restaurant according to Chapter 165, Article VI, Section 69 of the Town of Farmington Codes.

SITE PLAN APPROVAL

PB 1205-17, PRELIMINARY SITE PLAN APPLICATION, Continued

NAME: Indus Hospitality Group, 950 Panorama Trail S., Rochester, NY 14625

LOCATION: East of and north of the Kentucky Fried Chicken Restaurant at 1301 NYS Route 332

ZONING DISTRICT: GB General Business

REQUEST : Site plan approval to construct a 3 story Microtel Hotel with 60 rooms, and a 2,100 sq ft Taco Bell with drive-through restaurant.)

DISCUSSION

5. OPEN DISCUSSION

Report:

Director of Development

1. Hickory Rise, Section 4, Final Plat Approval-90 day extension
2. LOC Cerone IZ Project – Phase I
3. Laviano Incentive Zoning Project

Code Enforcement Officer

Town Highway & Parks Superintendent

Town Water & Sewer Superintendent

Town Engineer

Chairman of Planning Board

1. 2018 Rules of Procedure
2. 2018 Organizational Meeting
3. 2017 Training Requirements
4. 2018 Training Requirements
5. Planning Board Member interview(s)

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6. PUBLIC COMMENTS

7. ADJOURNMENT OF MEETING

Next Meeting Date: January 17, 2018

TOWN OF FARMINGTON

Planning Board Agenda

January 17, 2018 Meeting

7:00 p.m.

1. OPEN MEETING

2. APPROVAL OF MINUTES

3. LEGAL NOTICES PUBLISHED: NONE

4. ORDER OF BUSINESS

PUBLIC HEARING: NONE

SITE PLAN APPROVAL: NONE

DISCUSSION

5. OPEN DISCUSSION

Report:

Director of Development

1. LOC partial release #3, Redfield Grove Incentive Zoning Project.
2. LOC Estimate Phase 1 Site Improvements, Cerone Incentive Zoning Project.
3. Review of Farmington Market Center Concept Plan - information only.
4. Update on Hathaway's Corners Incentive Zoning site plan - information only.
5. 2018 Rules of Procedure.

Code Enforcement Officer

Town Highway/Parks Superintendent

Town Wat & Sewer Superintendent

Town Engineer

Chairman of Planning Board

1. Annual Organizational meeting

6. PUBLIC COMMENTS

7. ADJOURNMENT OF MEETING

Next Meeting Date: February 7, 2018

TOWN OF FARMINGTON

**Planning Board Agenda
February 14, 2018 Meeting
7:00 p.m.**

1. OPEN MEETING

2. APPROVAL OF MINUTES

3. LEGAL NOTICES PUBLISHED: NONE

4. ORDER OF BUSINESS

PUBLIC HEARINGS: NONE

SITE PLAN APPROVAL

PB 0204-18, FINAL SITE PLAN APPLICATION

NAME: Mr. & Mrs. Robert Hamell, 5397 Gulick Road, Honeoye, NY 14471

LOCATION: 250 ft North of 390 Ellsworth Rd

ZONING DISTRICT: A-80 Agricultural

REQUEST: Site plan approval to construct a single family residence.

PB 0203-18 FINAL 3 LOT RESUBDIVISION – Lot 230, Phillips Landing Subdivision

NAME: Cynthia Chierichella, 1468 Fraser Way, Farmington, NY 14425

LOCATION: 1468 Fraser Way, Lot #230, Phillips Landing

ZONING DISTRICT: TL 278 Cluster Development

REQUEST: Three lot preliminary re-subdivision approval to create: Lot 1 consisting of 13.427 acres, as a non-approved building lot; Lot 2 consisting of 6.208 acres with an existing dwelling; and the remaining lands of the parent parcel Lot 3 will consist of 12.548 acres, as a non-approved building lot.

PB 0202-18 , FINAL SITE PLAN AMENDMENT

NAME: Home Leasing LLC, 180 Clinton Square, Rochester, New York 14604

LOCATION: West side of NYS Route 332, between Hathaway Drive and Mercier Boulevard.

ZONING DISTRICT: IZ Incentive Zone and MTOD Major Thoroughfare Overlay District.

REQUEST: Amend final site plan approved November – relocation of one storage building near community center building.

5. OPEN DISCUSSIONS

Reports: Director of Development
Code Enforcement Officer
Town Highway/Parks Superintendent
Town Wat & Sewer Superintendent
Town Engineer
Chairman of Planning Board

6. PUBLIC COMMENTS
7. ADJOURNMENT OF MEETING
Next Meeting Date: February 21, 2018

TOWN OF FARMINGTON
Planning Board Agenda
March 7, 2018 Meeting
7:00 p.m.

1. OPEN MEETING
2. APPROVAL OF MINUTES
3. LEGAL NOTICES PUBLISHED: NONE
4. ORDER OF BUSINESS

PUBLIC HEARINGS:

PB 1202-17, TWO LOT PRELIMINARY SUBDIVISION Continued

NAME: Indus Hospitality Group, 950 Panorama Trail S., Rochester, NY 14625

LOCATION: Lands located behind 1301 NYS Route 332 (Kentucky Fried Chicken Restaurant)

ZONING DISTRICT: GB General Business

REQUEST: Request a two lot subdivision preliminary plat approval to create Lot 2 consisting of 1.452 acres, and Lot 3 will consist of 1.288 acres.

PB 1203-17, SPECIAL USE PERMIT, Continued

NAME: Indus Hospitality Group, 950 Panorama Trail S., Rochester, NY 14625

LOCATION: Proposed Lot #3 located east of the Kentucky Fried Chicken Restaurant at 1301 NYS Route 332

ZONING DISTRICT: GB General Business

REQUEST: Request a special use permit to allow a motel according to Chapter 165, Article VI, Section 73 of the Town of Farmington Codes. The applicant wishes to construct a three story Microtel Hotel with 60 rooms and related site improvements.

PB 1204-17, SPECIAL USE PERMIT, Continued

NAME: Indus Hospitality Group, 950 Panorama Trail S., Rochester, NY 14625

LOCATION: Proposed Lot # 2 located north of the Kentucky Fried Chicken Restaurant at 1301 NYS Route 332

ZONING DISTRICT: GB General Business

REQUEST: A special use permit to allow a fast food restaurant according to Chapter 165, Article VI, Section 69 of the Town of Farmington Codes.

SITE PLAN APPROVAL

PB 1205-17, PRELIMINARY SITE PLAN APPLICATION, Continued

NAME: Indus Hospitality Group, 950 Panorama Trail S., Rochester, NY 14625

LOCATION: East of and north of the Kentucky Fried Chicken Restaurant at 1301 NYS Route 332

ZONING DISTRICT: GB General Business

REQUEST : Site plan approval to construct a 3 story Microtel Hotel with 60 rooms, and a 2,100 sq ft Taco Bell with drive-through restaurant.

DISCUSSION

5. **OPEN DISCUSSIONS:**

SEQR Determination of Significance – Planning Board Resolution and Part 3 Form
1600 Rochester Road, Incentive Zoning Project – Town Board request for Report and Recommendation.

Reports: Director of Development
Code Enforcement Officer
Town Highway/Parks Superintendent
Town Wat & Sewer Superintendent
Town Engineer
Chairman of Planning Board – 2018 Rules of Procedure

6. PUBLIC COMMENTS

7. ADJOURNMENT OF MEETING

Next Meeting Date: March 21, 2018

TOWN OF FARMINGTON
Planning Board Agenda
March 21, 2018 Meeting
7:00 p.m.

1. OPEN MEETING
2. APPROVAL OF MINUTES
3. LEGAL NOTICES PUBLISHED: NONE
4. ORDER OF BUSINESS

PUBLIC HEARING: NONE
SITE PLAN APPROVAL

PB 0301-18, FINAL 40 LOT SUBDIVISION APPLICATION

NAME: DSB Engineeris, 2394 Ridgeway Ave, Rochester, NY 14626

LOCATION: Auburn Meadow Subdivision Section 9

ZONING DISTRICT: Incentive Zoning

REQUEST: Final approval for Auburn Meadows Subdivision, Section 9, 40 residential lots

PB 0302-18, PRELIMINARY SITE PLAN APPLICATION

NAME: David & Kathy Cooper, 5650 County Rd 41, Farmington, NY 14425

LOCATION: Same as above

ZONING DISTRICT: **General Business and Limited Industrial**

REQUEST: Approval to construct a two story general store, (general goods, picnic tables, Amish built furniture and cabinetry) and outdoor display of Amish built shed

DISCUSSION

5. OPEN DISCUSSION

Report: Director of Development
Code Enforcement Officer
Town Highway/Parks Superintendent
Town Wat & Sewer Superintendent
Town Engineer
Chairman of Planning Board

6. PUBLIC COMMENTS

7. ADJOURNMENT OF MEETING

Next Meeting Date: April 4, 2018

TOWN OF FARMINGTON

Planning Board Agenda April 18, 2018 Meeting 7:00 p.m.

1. OPEN MEETING

2. APPROVAL OF MINUTES

3. LEGAL NOTICES PUBLISHED: None

4. ORDER OF BUSINESS

PUBLIC HEARINGS:

PB 1202-17, TWO LOT PRELIMINARY SUBDIVISION Continued

NAME: Indus Hospitality Group, 950 Panorama Trail S., Rochester, NY 14625

LOCATION: Lands located behind 1301 NYS Route 332 (Kentucky Fried Chicken Restaurant)

ZONING DISTRICT: GB General Business

REQUEST: Request a two lot subdivision preliminary plat approval to create Lot 2 consisting of 1.452 acres, and Lot 3 will consist of 1.288 acres.

PB 1203-17, SPECIAL USE PERMIT, Continued

NAME: Indus Hospitality Group, 950 Panorama Trail S., Rochester, NY 14625

LOCATION: Proposed Lot #3 located east of the Kentucky Fried Chicken Restaurant at 1301 NYS Route 332

ZONING DISTRICT: GB General Business

REQUEST: Request a special use permit to allow a motel according to Chapter 165, Article VI, Section 73 of the Town of Farmington Codes. The applicant wishes to construct a three story Microtel Hotel with 60 rooms and related site improvements.

PB 1204-17, SPECIAL USE PERMIT, Continued

NAME: Indus Hospitality Group, 950 Panorama Trail S., Rochester, NY 14625

LOCATION: Proposed Lot # 2 located north of the Kentucky Fried Chicken Restaurant at 1301 NYS Route 332

ZONING DISTRICT: GB General Business

REQUEST: A special use permit to allow a fast food restaurant according to Chapter 165, Article VI, Section 69 of the Town of Farmington Codes.

SITE PLAN APPROVAL:

PB 1205-17, PRELIMINARY SITE PLAN APPLICATION, Continued

NAME: Indus Hospitality Group, 950 Panorama Trail S., Rochester, NY 14625

LOCATION: East of and north of the Kentucky Fried Chicken Restaurant at 1301 NYS Route 332

ZONING DISTRICT: GB General Business

REQUEST : Site plan approval to construct a 3 story Microtel Hotel with 60 rooms, and a 2,100 sq ft Taco Bell restaurant with drive-through.

DISCUSSION/ACTIONS:

Informal Discussion: American Equipment, 6112 Collett Road.

Acceptance Letter of Credit Estimate: Farmington Dental, Sturn Site Plan, State Route 332.

Acceptance Letter of Credit partial release No. 1: Home Leasing, LLC

Town of Farmington Planning Board

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5. OPEN DISCUSSION

Reports: Director of Development
Code Enforcement Officer
Town Highway/Parks Superintendent
Town Water & Sewer Superintendent
Town Engineer
Chairman of Planning Board

6. PUBLIC COMMENTS

7. ADJOURNMENT OF MEETING

Next Meeting Date: May 2, 2018

TOWN OF
FARMINGTON



Planning Board Agenda

May 2, 2018 Meeting

7:00 p.m.

1. OPEN MEETING
2. APPROVAL OF MINUTES
3. LEGAL NOTICES PUBLISHED: April 25, 2018
4. ORDER OF BUSINESS

PUBLIC HEARING:

PB 0501-18, PRELIMINARY TWO LOT SUBDIVISION

NAME: James Brenchley, 5106 Rushmore Rd, Palmyra, NY 14522

LOCATION: same as above

ZONING DISTRICT: A-80 Agricultural District

REQUEST: A Two Lot subdivision creating Lot 2 consisting of 2.645 acres and the remaining lands of Lot 1 consist of 19.668 acres with the existing dwelling.

SITE PLAN APPROVALS:

PB 0502-18, PRELIMINARY SITE PLAN

NAME: James Brenchley, 5106 Rushmore Rd, Palmyra, NY 14522

LOCATION: same as above

ZONING DISTRICT: A-80 Agricultural District

REQUEST: Creating Lot 2, consist of 2.645 acres for a building lot

PB 0503-18, FINAL SITE PLAN APPLICATION
FINAL SIGH SITE PLAN

NAME: David & Kathy Cooper, 5650 County Rd 41, Farmington, NY 14425

LOCATION: Same as above

ZONING DISTRICT: GB General Business and LI Limited Industrial Districts

REQUEST: Approval to construct a two story general store, (general goods, picnic tables, Amish built furniture and cabinetry, cemetery monuments); and outdoor display of Amish built sheds.

DISCUSSIONS:

NYS Route 332/Beaver Creek Road Incentive Rezoning Project – a presentation by DDS Engineers of a referral from the Town Board to amend the zoning for two parcels of land located along the east side of State Route 332, between State Route 332 and Beaver Creek Road, and further located between the KFC Restaurant property on the north and the

Beaver Creek Mini-Storage Facility on the south.

Town of Farmington Planning Board
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1600 Route 332 Incentive Rezoning Project – a discussion on a draft report and recommendation from the Planning Board to the Town Board for the proposed rezoning of lands located along the west side of State Route 332, the west side of the Auburn Trail, and surrounding the Cobblestone Performing Arts Center, from GB, RMF, R-1-15 and NB to IZ Incentive Zoning.

5. OPEN DISCUSSION

Reports: Director of Development
Code Enforcement Officer
Town Highway & Parks Superintendent
Town Water & Sewer Superintendent
Town Engineer
Fire Department
Chairman of Planning Board

6. PUBLIC COMMENTS

7. ADJOURNMENT OF MEETING

Next Meeting Date: May 16, 2018

TOWN OF
FARMINGTON



Planning Board Agenda

May 16, 2018 Meeting
7:00 p.m.

1. OPEN MEETING

2. APPROVAL OF MINUTES: May 2, 2018 meeting

3. LEGAL NOTICE PUBLISHED: May 9, 2018

4. ORDER OF BUSINESS

PUBLIC HEARING:

PB 0504-18, SPECIAL USE PERMIT

NAME: Empire Pipeline, Inc., 6363 Main Street, Williamsville, NY 14221

LOCATION: East side of Hook Road, south of I-90 and north of the Town Highway Campus

ZONING DISTRICT: GI General Industrial District

REQUEST: A special use permit to operate a motor-driven natural gas compressor station and related site improvements on approximately 12.7 acres of a 92.399 acre site.

SITE PLAN APPROVALS:

PB 0505-18, PRELIMINARY SITE PLAN

NAME: Empire Pipeline, Inc., 6363 Main Street, Williamsville, NY 14221

LOCATION: East side of Hook Road, south of I-90 and north of the Town Highway Campus

ZONING DISTRICT: GI General Industrial District

REQUEST: Construction of a proposed 1,500 square foot office building; two compressor units buildings, an electric substation, a storage building, a power distribution center & generator building, a generator enclosure, an electric drive building and related site improvements (e.g. driveways, parking, etc.) on approximately 12.7 acres of a 92.399 acre site.

PB 0503-18, FINAL SITE PLAN & SIGN SITE PLAN APPLICATION

NAME: David & Kathleen Cooper, 5650 County Rd 41, Farmington, NY 14425

LOCATION: Same as above

ZONING DISTRICT: GB General Business and LI Limited Industrial Districts

REQUEST: Approval to construct a two story building housing a general store, (general goods, picnic tables, Amish built furniture and cabinetry) and a monument sales store; and outdoor display areas of Amish built sheds.

Town of Farmington Planning Board

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May 16, 2018

PB 050__-18, FINAL SITE PLAN AMENDMENT APPLICATION

NAME: B & B Builders, 2913 County Rd 47, Canandaigua, NY 14424

LOCATION: 5966 Collett Road, north side of Collett Road approximately 400 feet west of Hook Road

ZONING DISTRICT: GI General Industrial

REQUEST: Approval to amend a previously approved final site plan for the construction of a 6,400 square foot, one story building, for truck maintenance and related site improvements.

PB 050__-18, FINAL SITE PLAN AMENDMENT

NAME: Mark D. Martino, DDS

LOCATION: East side of Hathaway Drive, north of Perez Drive and south of Mercier Boulevard

ZONING DISTRICT: GB General Business

REQUEST: Approval to amend a previously approved final site plan for the construction of a 3,752 square foot dentist office building and related site improvements.

DISCUSSIONS: Planning Board Action Items

1. Hickory Rise Subdivision, Section 1, Letter of Credit Release No. 7.
2. Hickory Rise Subdivision, Section 2, Letter of Credit Release No. 4.
3. Hickory Rise Subdivision, Section 3, Letter of Credit Release No. 2.

5. OPEN DISCUSSION
 Reports: Director of Development
 Code Enforcement Officer
 Town Highway & Parks Superintendent
 Town Water & Sewer Superintendent
 Town Engineer
 Fire Department
 Chairman of Planning Board

6. PUBLIC COMMENTS

7. ADJOURNMENT OF MEETING

Next Meeting Date: June 1, 2018

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Town of Farmington
Planning Board Agenda
June 6, 2018 Meeting
7:00 p.m.

1. OPEN MEETING

2. APPROVAL OF MINUTES
3. LEGAL NOTICES PUBLISHED: NONE
4. ORDER OF BUSINESS

PUBLIC HEARING: Continuation PB 0501-18

SUBDIVISION PLAT APPROVAL:

PB 0501-18, PRELIMINARY TWO LOT SUBDIVISION

NAME: James Brenchley, 5106 Rushmore Rd, Palmyra, NY 14522

LOCATION: same as above

ZONING DISTRICT: A-80 Agricultural District

REQUEST: A Two Lot subdivision creating Lot 2 consisting of 2.645 acres and the remaining lands of Lot 1 consisting of 19.668 acres with the existing dwelling.

SITE PLAN APPROVALS:

PB 0502-18, PRELIMINARY SITE PLAN

NAME: James Brenchley, 5106 Rushmore Rd, Palmyra, NY 14522

LOCATION: same as above

ZONING DISTRICT: A-80 Agricultural District

REQUEST: Creating Lot 2, consist of 2.645 acres for a building lot.

PB 0506-18, FINAL SITE PLAN AMENDMENT Continued

NAME: B & B Builders, 2913 County Rd 47, Canandaigua, NY 14424

LOCATION: 5966 Collett Road, north side of Collett Road approximately 400 feet west of Hook Road

ZONING DISTRICT: GI General Industrial

REQUEST: Approval to amend a previously approved final site plan for the construction of a 6,400 square foot, one story building, for truck maintenance and related site improvements.

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Town of Farmington Planning Board

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PB 0601-18, PRELIMINARY SITE PLAN

NAME: American Properties of WNY, LLC, 6112 Collett Rd, Farmington, NY 14425

LOCATION: Northeast corner of NYS Rte 332 and Collett Rd intersection

ZONING DISTRICT: General Business

REQUEST: To construct a one story, 18,150 square foot maintenance building.

PB 0602-18, FINAL SITE PLAN AMENDMENT

NAME: Difelice Development, 91 Victor Heights Pkwy, Victor, NY 14564

LOCATION: Hook Rd, Redfield Dr.

ZONING DISTRICT: IZ

REQUEST: Amending the Redfield Grove Section 1 site plan

PB 0603-18, FINAL 3 LOT SUBDIVISION

NAME: Indus Hospitality Group, 950 Panorama Trail S., Rochester, NY 14625

LOCATION: Lands located behind 1301 NYS Route 332 (Kentucky Fried Chicken Restaurant)

ZONING DISTRICT: GB General Business

REQUEST: Request a two lot subdivision preliminary plat approval to create Lot 2 consisting of 1.452 acres, and Lot 3 will consist of 1.288 acres.

PB 0604-18, FINAL SITE PLAN

NAME: Indus Hospitality Group, 950 Panorama Trail S., Rochester, NY 14625

LOCATION: East of and north of the Kentucky Fried Chicken Restaurant at 1301 NYS Route 332

ZONING DISTRICT: GB General Business

REQUEST : Site plan approval to construct a 3 story Microtel Hotel with 60 rooms, and a 2,100 sq ft Taco Bell restaurant with drive-through.

5. OTHER BOARD ACTIONS:

- a. Letter of Credit Release – Earthwork, Final Release – MIII Incentive Zoning Project, \$30,353.00.
- b. Letter of Credit Release – Partial Release No. 4, Redfield Grove Incentive Zoning Project, \$47,576.48.
- c. Letter of Credit Release – Partial Release No. 5, Redfield Grove Incentive Zoning Project, \$70,577.70.

6. OPEN DISCUSSION

Reports: Director of Development
Code Enforcement Officer
Town Highway/Parks Superintendent
Town Water & Sewer Superintendent
Town Engineer
Chairman of Planning Board
Fire Department

(Continues on next page)

Town of Farmington Planning Board
June 6, 2018
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7. PUBLIC COMMENTS

8. ADJOURNMENT OF MEETING

TOWN OF FARMINGTON
Planning Board Agenda
June 20, 2018 Meeting
7:00 p.m.

1. OPEN MEETING
2. APPROVAL OF MINUTES
3. LEGAL NOTICES PUBLISHED: NONE
4. ORDER OF BUSINESS

PUBLIC HEARING: NONE

SITE PLAN APPROVAL

PB 0601-18, PRELIMINARY SITE PLAN

NAME: American Properties of WNY, LLC, 6112 Collett Rd, Farmington, NY 14425

LOCATION: Northeast corner of NYS Rte 332 and Collett Rd intersection

ZONING DISTRICT: General Business

REQUEST: To construct a one story, 18,150 square foot maintenance building.

5. **OTHER BOARD ACTIONS:**

6. Report: Director of Development
Code Enforcement Officer
Town Highway/Parks Superintendent
Town Water & Sewer Superintendent
Town Engineer
Chairman of Planning Board

7. PUBLIC COMMENTS
8. ADJOURNMENT OF MEETING
Next Meeting Date: July 11, 2018

TOWN OF FARMINGTON
Planning Board Agenda
July 18, 2018 Meeting
7:00 p.m.

1. OPEN MEETING
2. APPROVAL OF MINUTES

3. LEGAL NOTICES PUBLISHED: NONE

4. ORDER OF BUSINESS

PUBLIC HEARING: NONE

SITE PLAN APPROVAL: NONE

PENDING APPLICATIONS:

PB 0703-18 Preliminary Subdivision Application

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

LOCATION: HATHAWAY'S CORNERS, SOUTHWEST CORNER OF NYS 332 & COUNTY ROAD 41

ZONING DISTRICT: INCENTIVE ZONING

REQUEST: Preliminary Subdivision Approval to develop 130.8 acres - includes 85 single family lots, 61 single family Villa's lots, 79 one story townhomes (4 unit buildings), 72 Two story townhomes (4 units buildings), 88 two story apartments (8 unit buildings), approximately 95,900 sq. ft. of commercial/office buildings, an open space area of approximately 12 acres of land surrounding Hathaway's Cemetery and a community clubhouse/office.

PB 0704-18 Preliminary Overall Site Plan Application

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

LOCATION: HATHAWAY'S CORNERS, SOUTHWEST CORNER OF NYS 332 & COUNTY ROAD 41

ZONING DISTRICT: INCENTIVE ZONING

REQUEST: Preliminary Overall Site Plan Approval to develop 130.8 acres - includes 85 single family lots, 61 single family Villa's lots, 79 one story townhomes (4 unit buildings), 72 Two story townhomes (4 units buildings), 88 two story apartments (8 unit buildings), approximately 95,900 sq. ft. of commercial/office buildings, an open space area of approximately 12 acres of land surrounding Hathaway's Cemetery and a community clubhouse/office.

PB 0701-18 Preliminary Site Plan Application

NAME: MEYER'S RV SUPERSTORE OF FARMINGTON, 100 Sanford Rd, N, Churchville, NY 14428

LOCATION: 6186 & 6200 NYS Route 96

ZONING DISTRICT: GB General Business

REQUEST: Preliminary site plan approval to construct a 12,000 sq. ft. building to operate a recreational vehicles sales and repair dealership, along with a 40 space customer/employee parking lot, a 101 space RV sales display yard, new utilities and a storm water management facility.

PB 0702-18 Special Use Permit Application

NAME: MEYER’S RV SUPERSTORE OF FARMINGTON, 100 Sanford Rd, N, Churchville, NY 14428

LOCATION: 6186 & 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 vehicles sales and repair dealership on approximately 7.28 acres of land located at the northeast corner of State Route 96 and Mertensia Road.

5. OTHER BOARD ACTIONS:

- a. MiniTec Framing Systems – Two-year Maintenance Bond
- b. Taco Bell & Microtel – Letter of Credit
- c. Annual report & recommendation to Town Board on Comprehensive Plan

DISCUSSION

6. OPEN DISCUSSION

Report: Director of Development
Code Enforcement Officer
Town Highway/Parks Superintendent
Town Water & Sewer Superintendent
Town Engineer
Chairman of Planning Board

7. PUBLIC COMMENTS

8. ADJOURNMENT OF MEETING

Next Meeting Date: August 1, 2018

TOWN OF FARMINGTON
Planning Board Agenda
August 1, 2018 Meeting
7:00 p.m.

1. OPEN MEETING

2. APPROVAL OF MINUTES

3. LEGAL NOTICES PUBLISHED: July 25, 2018

4. ORDER OF BUSINESS

PUBLIC HEARINGS (2):

PB 0703-18 Preliminary Subdivision Application

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

LOCATION: HATHAWAY'S CORNERS, SOUTHWEST CORNER OF NYS 332 & COUNTY ROAD 41

ZONING DISTRICT: INCENTIVE ZONING

REQUEST: Preliminary Subdivision Approval to develop 130.8 acres - includes 85 single family lots, 61 single family Villa's lots, 79 one story townhomes (4 unit buildings), 72 Two story townhomes (4 units buildings), 88 two story apartments (8 unit buildings), approximately 95,900 sq. ft. of commercial/office buildings, an open space area of approximately 12 acres of land surrounding Hathaway's Cemetery and a community clubhouse/office.

PB 0704-18 Preliminary Overall Site Plan Application

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

LOCATION: HATHAWAY'S CORNERS, SOUTHWEST CORNER OF NYS 332 & COUNTY ROAD 41

ZONING DISTRICT: INCENTIVE ZONING

REQUEST: Preliminary Overall Site Plan Approval to develop 130.8 acres - includes 85 single family lots, 61 single family Villa's lots, 79 one story townhomes (4 unit buildings), 72 Two story townhomes (4 units buildings), 88 two story apartments (8 unit buildings), approximately 95,900 sq. ft. of commercial/office buildings, an open space area of approximately 12 acres of land surrounding Hathaway's Cemetery and a community clubhouse/office.

OTHER PLANNING BOARD ACTIONS:

PB 0805-18 FINAL TWO LOT SUBDIVISION

NAME: James Brenchley, 5106 Rushmore Rd, Palmyra, NY 14522

LOCATION: same as above

ZONING DISTRICT: A-80 Agricultural District

REQUEST: A Two Lot subdivision creating Lot 2 consisting of 2.645 acres and the remaining lands of Lot 1 consisting of 19.668 acres with the existing dwelling.

PB 0806-18 FINAL SITE PLAN APPLICATION

NAME: James Brenchley, 5106 Rushmore Rd, Palmyra, NY 14522

LOCATION: same as above

ZONING DISTRICT: A-80 Agricultural District

REQUEST: Final Site Plan approval for a proposed single-family dwelling and related site improvements to be made upon Lot 2, of the above referenced Brenchley Subdivision, consisting of 2.645 acres.

Town of Farmington Planning Board

August 1, 2018

PB 0802-18 FINAL SIGN SITE PLAN APPLICATION

NAME: Ryan Homes

LOCATION: Lot # 660, located along the east side of Ackerman Way, north of the Canandaigua/Farmington Town Line Road.

ZONING DISTRICT: IZ Incentive Zoning.

REQUEST: Erect a monument type subdivision identification sign.

PENDING APPLICATIONS:

PB 0801-18, PRELIMINARY TWO LOT SUBDIVISION, PINTAIL CROSSING

PB 0804 -18, PRELIMINARY SITE PLAN, PHASE 2 PINTAIL CROSSING

NAME: Conifer Realty LLC, 1000 University Ave, #500, Rochester, NY 14607

LOCATION: Pintail Crossing south of Quentonshire Road and County Rd 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 will consist of 8 buildings containing 64 apartments; and Lot 2 consisting of 6.03 acres, known as Phase 2, which will consist of 6 buildings having a total of 48 apartments. **Schedule a public hearing date.**

5. OTHER BOARD ACTIONS:

- a. Resolution to recommend the establishment of a Letter of Credit for Auburn Meadows Subdivision, Section 9, in the total amount of \$ 1,149,224.13.
- b. Resolution to recommend approval of the final closeout of the surety being held by the Town for the MiniTec Site Improvements, in the total amount of \$224,480.00.
- c. Annual Report to Town Board on the status of the 2011 Edition of the Town of Farmington Comprehensive Plan.

DISCUSSIONS:

6. **REPORTS:** Director of Development
Code Enforcement Officer
Town Highway/Parks Superintendent
Town Water & Sewer Superintendent
Town Engineer
Fire Department
Chairman of Planning Board

7. PUBLIC COMMENTS

8. ADJOURNMENT OF MEETING

Next Meeting Date: August 15, 2018

**Planning
Board
Agenda
August 15,
2018 Meeting
7:00 p.m.**

1. OPEN MEETING
2. APPROVAL OF MINUTES
3. LEGAL NOTICES PUBLISHED: August 8, 2018
4. ORDER OF BUSINESS

PUBLIC HEARINGS:

PB 0701-18 PRELIMINARY SITE PLAN APPLICATION

NAME: MEYER'S RV SUPERSTORE OF FARMINGTON, 100 Sanford Rd, N, Churchville, NY 14428

LOCATION: 6186 & 6200 NYS Route 96

ZONING DISTRICT: GB General Business

REQUEST: Preliminary site plan approval to construct a 12,000 sq. ft. building to operate a recreational vehicles sales and repair dealership, along with a 40 space customer/employee parking lot, a 101 space RV sales display yard, new utilities and a storm water management facility.

PB 0702-18 SPECIAL USE PERMIT APPLICATION

NAME: MEYER'S RV SUPERSTORE OF FARMINGTON, 100 Sanford Rd, N, Churchville, NY 14428

LOCATION: 6186 & 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 vehicles sales and repair dealership on approximately 7.28 acres of land located at the northeast corner of State Route 96 and Mertensia Road.

PB 0801-18, PRELIMINARY TWO LOT SUBDIVISION, PINTAIL CROSSING

PB 0804-18, PRELIMINARY SITE PLAN, PHASE 2 PINTAIL CROSSING

NAME: Conifer Realty LLC, 1000 University Ave, #500, Rochester, NY 14607

LOCATION: Pintail Crossing south of Quenton Shire and County Rd 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 which will consist of 8 buildings containing 64 apartments; and Lot 2 consisting of 6.03 acres, known as Phase 2, which will consist of 6 buildings having a total of 48 apartments.

SITE PLAN APPROVAL:

PB0803-18 FINAL SITE PLAN APPLICATION

NAME: American Properties of WNY, LLC, 6112 Collett Rd, Farmington, NY 14425

LOCATION: Northeast corner of NYS Rte 332 and Collett Rd
intersection **ZONING DISTRICT:** GB General Business

REQUEST: To construct a one story, 18,150 square foot maintenance building.

5. OTHER BOARD ACTIONS:

- a. Redfield Grove Incentive Zoning Project, Phase 1, Letter of Credit Release No. 6.
- b. Annual Report to Town Board on Comprehensive Plan
- c. Resolution designating Town Planning Board as Lead Agency for making determination of significance upon the Action known as Hickory Rise Incentive Zoning Project – Overall Preliminary Site Plan and Preliminary Subdivision Plat Applications.
- d. Resolution Final Release Letter of Credit Surety, MiniTec Framing, County Road

DISCUSSION

6. OPEN DISCUSSION

Report: Director of Development
Code Enforcement Officer
Town Highway/Parks Superintendent
Town Water & Sewer Superintendent
Town Engineer
Fire Department
Chairman of Planning Board

7. PUBLIC COMMENTS

8. ADJOURNMENT OF MEETING

Next Meeting Date: September 5, 2018

TOWN OF FARMINGTON
Planning Board Agenda
September 5, 2018 Meeting
7:00 p.m.

1. OPEN MEETING
2. APPROVAL OF MINUTES
3. LEGAL NOTICES PUBLISHED:
4. ORDER OF BUSINESS

PUBLIC HEARINGS: Continued

PB 0703-18 Preliminary Subdivision Application

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

LOCATION: HATHAWAY'S CORNERS, SOUTHWEST CORNER OF NYS 332 & COUNTY ROAD 41

ZONING DISTRICT: INCENTIVE ZONING

REQUEST: Preliminary Subdivision Approval to develop 130.8 acres - includes 85 single family lots, 61 single family Villa's lots, 79 one story townhomes (4 unit buildings), 72 Two story townhomes (4 units buildings), 88 two story apartments (8 unit buildings), approximately 95,900 sq. ft. of commercial/office buildings, an open space area of approximately 12 acres of land surrounding Hathaway's Cemetery and a community clubhouse/office.

PB 0704-18 Preliminary Overall Site Plan Application

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

LOCATION: HATHAWAY'S CORNERS, SOUTHWEST CORNER OF NYS 332 & COUNTY ROAD 41

ZONING DISTRICT: INCENTIVE ZONING

REQUEST: Preliminary Overall Site Plan Approval to develop 130.8 acres - includes 85 single family lots, 61 single family Villa's lots, 79 one story townhomes (4 unit buildings), 72 Two story townhomes (4 units buildings), 88 two story apartments (8 unit buildings), approximately 95,900 sq. ft. of commercial/office buildings, an open space area of approximately 12 acres of land surrounding Hathaway's Cemetery and a community clubhouse/office.

PB 0701-18 PRELIMINARY SITE PLAN APPLICATION

NAME: MEYER'S RV SUPERSTORE OF FARMINGTON, 100 Sanford Rd, N, Churchville,
NY 14428

LOCATION: 6186 & 6200 NYS Route 96

ZONING DISTRICT: GB General Business

REQUEST: Preliminary site plan approval to construct a 12,000 sq. ft. building to operate a recreational vehicles sales and repair dealership, along with a 40 space customer/employee parking lot, a 101 space RV sales display yard, new utilities and a storm water management facility.

PB 0702-18 SPECIAL USE PERMIT APPLICATION

NAME: MEYER'S RV SUPERSTORE OF FARMINGTON, 100 Sanford Rd, N, Churchville,
NY 14428

LOCATION: 6186 & 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 vehicles sales and repair

dealership on approximately 7.28 acres of land located at the northeast corner of State Route 96 and Mertensia Road.

PB 0902-18, FINAL TWO LOT SUBDIVISION, PINTAIL CROSSING

NAME: Conifer Realty LLC, 1000 University Ave, #500, Rochester, NY 14607

LOCATION: Pintail Crossing south of Quentonshire Road and County Rd 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 which will consist of 8 buildings containing 64 apartments; and Lot 2 consisting of 6.03 acres, known as Phase 2, which will consist of 6 buildings having a total of 48 apartments.

SITE PLAN APPROVAL:

PB 0903 -18, FINAL SITE PLAN, PHASE 2 PINTAIL CROSSING

NAME: Conifer Realty LLC, 1000 University Ave, #500, Rochester, NY 14607

LOCATION: Pintail Crossing south of Quentonshire Road and County Rd 41

ZONING DISTRICT: RMF Residential Multiple-Family

REQUEST: Final Site Plan Approval for Phase 2, Pintail Crossing Apartment Project, consisting of 6 apartment buildings having a total of 48 apartments and related site improvements.

PB 0901-18, FINAL SITE PLAN AMENDMENT

NAME: Collett Woods , LLC, 16 W Main St, Suite 700, Rochester, NY 14614

LOCATION: Collett Woods, Phase III

ZONING DISTRICT: Residential Multi-Family

REQUEST: 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.

PENDING APPLICATIONS

5. OTHER BOARD ACTIONS: (9)

- a. Annual Report to Town Board on Comprehensive Plan
- b. Resolution designating Town Planning Board as Lead Agency for making determination of significance upon the Action known as Hathaway's Corners Incentive Zoning Project – Overall Preliminary Site Plan and Preliminary Subdivision Plat Applications.
- c. Resolution designating Town Planning Board as Lead Agency for making determination of significance upon the Action known as Meyer's RV Finger Lakes Project – Special Use Permit and Preliminary Site Plan Applications.
- d. Resolution Partial Release No. 3 from Letter of Credit, Farmington Gardens Phase II Project.
- e. Resolution Partial Release No. 7 from Letter of Credit, Redfield Grove IZ Project, Phase I.
- f. Resolution Partial Release No. 1 from Letter of Credit, MIII IZ Project, Phase I.
- g. Resolution Acceptance of Surety Estimate and Surety, American Equipment Maintenance Building.
- h. Oldcastle Lawn & Garden application, Town of Manchester coordinating review.
- i. Recommendation to Town Board for Front Setback and Lot Area Amendment, Lot #36, Redfield Grove Incentive Zoning Project.

DISCUSSIONS

6. OPEN DISCUSSIONS

Report: Director of Development
Code Enforcement Officer
Town Highway/Parks Superintendent
Town Water & Sewer Superintendent
Town Engineer
Fire Department
Chairman of Planning Board

7. PUBLIC COMMENTS

8. ADJOURNMENT OF MEETING

Next Meeting Date: September 19, 2018

TOWN OF FARMINGTON

**Planning Board Agenda
September 19, 2018 Meeting
7:00 p.m.**

1. OPEN MEETING
2. APPROVAL OF MINUTES
3. LEGAL NOTICES PUBLISHED:
4. ORDER OF BUSINESS

PUBLIC HEARINGS: There are no Public Hearings Scheduled

PENDING APPLICATIONS:

PB 0703-18 Preliminary Subdivision Application

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

LOCATION: HATHAWAY'S CORNERS, SOUTHWEST CORNER OF NYS 332 & COUNTY ROAD 41

ZONING DISTRICT: INCENTIVE ZONING

REQUEST: Preliminary Subdivision Approval to develop 130.8 acres - includes 85 single family lots, 61 single family Villa's lots, 79 one story townhomes (4 unit buildings), 72 Two story townhomes (4 units buildings), 88 two story apartments (8 unit buildings), approximately 95,900 sq. ft. of commercial/office buildings, an open space area of approximately 12 acres of land surrounding Hathaway's Cemetery and a community clubhouse/office.

PB 0704-18 Preliminary Overall Site Plan Application

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

LOCATION: HATHAWAY'S CORNERS, SOUTHWEST CORNER OF NYS 332 & COUNTY ROAD 41

ZONING DISTRICT: INCENTIVE ZONING

REQUEST: Preliminary Overall Site Plan Approval to develop 130.8 acres - includes 85 single family lots, 61 single family Villa's lots, 79 one story townhomes (4 unit buildings), 72 Two story townhomes (4 units buildings), 88 two story apartments (8 unit buildings), approximately 95,900 sq. ft. of commercial/office buildings, an open space area of approximately 12 acres of land surrounding Hathaway's Cemetery and a community clubhouse/office.

PB 0701-18 Preliminary Site Plan Application

NAME: MEYER'S RV SUPERSTORE OF FARMINGTON, 100 Sanford Rd, N, Churchville, NY 14428

LOCATION: 6186 & 6200 NYS Route 96

ZONING DISTRICT: GB General Business

REQUEST: Preliminary site plan approval to construct a 12,000 sq. ft. building to operate a recreational vehicles sales and repair dealership, along with a 40 space customer/employee parking lot, a 101 space RV sales display yard, new utilities and a storm water management facility.

PB 0702-18 Special Use Permit Application

NAME: MEYER'S RV SUPERSTORE OF FARMINGTON, 100 Sanford Rd, N, Churchville, NY 14428

LOCATION: 6186 & 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 vehicles sales and repair dealership on approximately 7.28 acres of land located at the northeast corner of State Route 96 and Mertensia Road.

PB 0505-18, Preliminary Site Plan Amendment

NAME: Empire Pipeline, Inc., 6363 Main Street, Williamsville, NY 14221

LOCATION: East side of Hook Road, south of I-90 and north of the Town Highway Campus

ZONING DISTRICT: GI General Industrial

REQUEST: Construction of a proposed 1,500 square foot office building; two compressor units buildings, an electric substation, a storage building, a power distribution center & generator building, a generator enclosure, an electric drive building and related site improvements (e.g. driveways, parking, etc.) on approximately 12.7 acres of a 92.399 acre site.

PB 0505-16, Final Site Plan Amendment

NAME: DiFelice Development Corporation, 91 Victor Heights Parkway, Victor, New York 14564

LOCATION: Lot #36, Redfield Grove Incentive Zoning Project, Section 1

ZONING DISTRICT: IZ Incentive Zoning

REQUEST: Amendment to Final Site Plan for Lot #36 of the Redfield Grove Incentive Zoning Project by reducing the front setback for Lot #36, located along Red Field Drive, from 50 feet to 30 feet; and reducing the total lot area for Lot #36, from 17,800 square feet to 17,586 square feet.

PB 0904-18, Final Site Plan Amendment

NAME: Black & Veatch on behalf of Tesla Energy Operations, Inc., 197 Wood Hill Road, Narragansett, Rhode Island, 02882

LOCATION: 961 Hook Road, Farmington, New York 14425

ZONING DISTRICT: GI General Industrial, with MTOD Major Thoroughfare Overlay District

REQUEST: Installation of 63 battery storage units, related inverters and transformers, and a security fence surrounding a 70-foot by 70-foot concrete pad to be placed upon land owned by Rochester Gas & Electric and used as an existing RG&E Substation.

FUTURE APPLICATIONS:

PB 1004-18, PRELIMINARY SITE PLAN

PB 1004-18 SPECIAL USE PERMIT

PB 1003-18 PRELIMINARY 4 LOT SUBDIVISION

NAME: DELAWARE RIVER SOLAR, LLC, 33 IRVING PLACE, NEW YORK CITY, NEW YORK 10003.

LOCATION: 466 Yellow Mills Road, Palmyra, New York 14522

ZONING DISTRICT: A-80 Agricultural District

REQUEST: Schedule public hearings for Wednesday, October 17, 2018.

5. OTHER BOARD ACTIONS:

- a. Report to Town Board on MIII Incentive Zoning Amendment – Commercial Speech Signs.

DISCUSSIONS:

6. OPEN DISCUSSIONS

Reports: Director of Development
 Code Enforcement Officer
 Town Highway/Parks Superintendent
 Town Water & Sewer Superintendent
 Town Engineer
 Fire Department
 Chairman of Planning Board

7. PUBLIC COMMENTS

8. ADJOURNMENT OF MEETING

Next Meeting Date: October 3, 2018

TOWN OF FARMINGTON

Planning Board Agenda

October 3, 2018 Meeting

7:00 p.m.

1. OPEN MEETING
2. APPROVAL OF MINUTES
3. LEGAL NOTICES PUBLISHED: None
4. ORDER OF BUSINESS

PUBLIC HEARING: NONE

SITE PLAN APPROVAL:

PB 1005-18, SIGN SITE PLAN APPLICATION – AUBURN JUNCTION

NAME: Paul Colucci, The DiMarco Group on behalf of Michael Cerone, MIII Enterprises, LLC

LOCATION: Phase 1, Cerone Incentive Zoning Site, west side of State Route 332 opposite Farmbrook Drive

ZONING DISTRICT: IZ Incentive Zoning

REQUEST: Sign Site Plan for commercial speech signs to be located in Phase 1 of the Auburn Junction Site.

PB 0704-18 Preliminary Overall Site Plan Application

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

LOCATION: HATHAWAY'S CORNERS, SOUTHWEST CORNER OF NYS 332 & COUNTY ROAD 41

ZONING DISTRICT: INCENTIVE ZONING

REQUEST: Preliminary Overall Site Plan Approval to develop 130.8 acres - includes 85 single family lots, 61 single family Villa's lots, 79 one story townhomes (4 unit buildings), 72 Two story townhomes (4 units buildings), 88 two story apartments (8 unit buildings), approximately 95,900 sq. ft. of commercial/office buildings, an open space area of approximately 12 acres of land surrounding Hathaway's Cemetery and a community clubhouse/office.

5. OTHER BOARD ACTIONS:

- a. Grading Plan Approval and Acceptance of proposed Letter of Credit with recommendation to Town Board – Hathaway's Corners Incentive Zoning Project.
- b. LOC Partial Release, Sections 6N & 6S, Auburn Meadows Subdivision.
- c. LOC Partial Release, Section 1, Redfield Grove Incentive Zoning Project.
- d. PNRL SEQR Coordinated Review, Delaware River Solar Project.
- e. Schedule public hearing for Mattie's Power Sports Site Plan Application, for Wednesday, November 7, 2018.

(Continues on back)

Town of Farmington Planning Board

October 3, 2018

Page 2

DISCUSSION

6. OPEN DISCUSSION

Reports: Director of Development
Code Enforcement Officer
Town Highway/Parks Superintendent
Town Water & Sewer Superintendent
Town Engineer
Chairman of Planning Board

7. PUBLIC COMMENTS

8. ADJOURNMENT OF MEETING

Next Meeting Date: October 17, 2018 (cancelled)

TOWN OF FARMINGTON

**Planning Board Agenda
November 7, 2018 Meeting
7:00 p.m.**

1. OPEN MEETING
2. APPROVAL OF MINUTES
3. LEGAL NOTICES PUBLISHED: October 31, 2018
4. ORDER OF BUSINESS

PUBLIC HEARINGS:

PB 1003-18, PRELIMINARY 4 LOT SUBDIVISION

NAME: DELAWARE RIVER SOLAR, LLC, 33 IRVING PLACE, NEW YORK CITY, NEW YORK 10003.

LOCATION: 466 Yellow Mills Road, Palmyra, New York 14522

ZONING DISTRICT: A-80 Agricultural District

REQUEST: Preliminary Subdivision Plat Approval, a four lot subdivision of land, Tax Account Map # 010.00-01-37.110, which contains approximately 136.4 acres of land.

PB 1006-18, SPECIAL USE PERMIT

NAME: DELAWARE RIVER SOLAR, LLC, 33 IRVING PLACE, NEW YORK CITY, NEW YORK 10003.

LOCATION: 466 Yellow Mills Road, Palmyra, New York 14522

ZONING DISTRICT: A-80 Agricultural District

REQUEST: Application to operate a 7 Mega Watt Solar PV System on approximately 35 acres of land, proposed to be located upon three subdivided lots from Tax Map # 010.00-01-37.110.

PB 1004-18, PRELIMINARY SITE PLAN

NAME: DELAWARE RIVER SOLAR, LLC, 33 IRVING PLACE, NEW YORK CITY, NEW YORK 10003.

LOCATION: 466 Yellow Mills Road, Palmyra, New York 14522

ZONING DISTRICT: A-80 Agricultural District

REQUEST: Application for Preliminary Site Plan Approval to erect a 7 Megawatt PV Solar System, comprised of three solar panels having a total of 21,000 panels and utilizing approximately 35 acres of land to be located upon three subdivided lots from Tax Map #010.00-01-37.100.

PB 1101-18, PRELIMINARY SITE PLAN

NAME: VENEZIA & ASSOCIATES, 5120 LAURA LANE, CANANDAIGUA, NEW YORK 14424.

LOCATION: 6226 New York State Route 96.

ZONING DISTRICT: GB General Business District

REQUEST: Application for Preliminary Site Plan Approval for a proposed 6,000 square foot building addition and related site improvements at the above address for Maddie's Motor Sports.

SITE PLAN APPROVALS:

PB 1104-18, PRELIMINARY/FINAL SITE PLAN

NAME: OLD CASTLE LAWN AND GARDEN, 155 STATE STREET, MANCHESTER,
NEW YORK 14504

LOCATION: South side of State Street, west of and adjacent to the Village of Manchester boundary line.

ZONING DISTRICT: GI General Industrial District

REQUEST: Preliminary/Final Site Plan Approval to store pallets of bagged mulch materials upon open land located adjacent to the Town of Farmington/Village of Manchester municipal boundary, south of State Street.

PB 1102-18, FINAL SITE PLAN APPLICATION

NAME: MEYER'S RV SUPERSTORE OF FARMINGTON, 100 Sanford Rd, N, Churchville, NY 14428

LOCATION: 6186 & 6200 NYS Route 96

ZONING DISTRICT: GB General Business District

REQUEST: Final site plan approval to construct a 12,000 sq. ft. building to operate a recreational vehicles sales and repair dealership, along with a 40 space customer/employee parking lot, an outdoor RV sales display yard for not more than 250 recreational vehicle units, new site utilities and a storm water management facility.

5. OTHER BOARD ACTIONS:

A. Pending Applications:

PB 1103-18, Preliminary Subdivision Plat Approval, Public Hearing

NAME: WC Premier Properties, LLC,

LOCATION: NYS Route 96, State Street, Ontario Central Railroad Crossing

ZONING DISTRICT: A-80 Agricultural District

REQUEST: Schedule a public Hearing for Wednesday, December 5, 2018 for Preliminary Plat Approval for a proposed four (4) lot subdivision. Lots 1, 2 and 4 are proposed as vacant parcels, Lot 3 is proposed with an existing dwelling.

B. Other Board Business:

- a. Redfield Grove Incentive Zoning Project, Partial Release (No. 9) from Letter of Credit.
- b. Dr. DiMartino, DDS, Establish Letter of Credit for the site development on Hathaway Drive.
- c. Cerone, MIII Incentive Zoning Project, Phase I, Partial Release (No. 2) from Letter of Credit.

Town of Farmington Planning Board
November 7, 2018

DISCUSSIONS

6. OPEN DISCUSSION

Reports: Director of Development
Code Enforcement Officer
Town Highway & Parks Superintendent
Town Water & Sewer Superintendent
Town Engineer
Chairman of Planning Board

7. PUBLIC COMMENTS

8. ADJOURNMENT OF MEETING

Next Meeting Date: December 5, 2018

Notice: The second Planning Board Meeting in November, originally scheduled for Wednesday, November 21 2018 has been canceled (Thanksgiving Eve).

TOWN OF FARMINGTON

**Planning Board Agenda
December 5, 2018 Meeting*
7:00 p.m.**

***NOTICE – THIS MEETING WILL BE HELD IN THE TOWN HIGHWAY
DEPARTMENT BUILDING LOCATED AT 985 HOOK ROAD**

1. OPEN MEETING
2. APPROVAL OF MINUTES
3. LEGAL NOTICE PUBLISHED: November 28, 2018
4. ORDER OF BUSINESS

PUBLIC HEARINGS: (CONTINUED FROM NOVEMBER 11, 2018 MEETING)

PB 1003-18, PRELIMINARY 4 LOT SUBDIVISION

NAME: DELAWARE RIVER SOLAR, LLC, 33 IRVING PLACE, NEW YORK CITY, NEW YORK 10003.

LOCATION: 466 Yellow Mills Road, Palmyra, New York 14522

ZONING DISTRICT: A-80 Agricultural District

REQUEST: Preliminary Subdivision Plat Approval, a four lot subdivision of land, Tax Account Map # 010.00-01-37.110, which contains approximately 136.4 acres of land.

PB 1006-18, SPECIAL USE PERMIT

NAME: DELAWARE RIVER SOLAR, LLC, 33 IRVING PLACE, NEW YORK CITY, NEW YORK 10003.

LOCATION: 466 Yellow Mills Road, Palmyra, New York 14522

ZONING DISTRICT: A-80 Agricultural District

REQUEST: Application to operate a 7 Mega Watt Solar PV System on approximately 35 acres of land, proposed to be located upon three subdivided lots from Tax Map # 010.00-01-37.110.

PB 1004-18, PRELIMINARY SITE PLAN

NAME: DELAWARE RIVER SOLAR, LLC, 33 IRVING PLACE, NEW YORK CITY, NEW YORK 10003.

LOCATION: 466 Yellow Mills Road, Palmyra, New York 14522

ZONING DISTRICT: A-80 Agricultural District

REQUEST: Application for Preliminary Site Plan Approval to erect a 7 Megawatt PV Solar System, comprised of three solar panels having a total of 21,000 panels and utilizing approximately 35 acres of land to be located upon three subdivided lots from Tax Map #010.00-01-37.100.

PB 1101-18, PRELIMINARY SITE PLAN

NAME: VENEZIA & ASSOCIATES, 5120 LAURA LANE, CANANDAIGUA, NEW YORK 14424.

LOCATION: 6226 New York State Route 96.

ZONING DISTRICT: GB General Business District

REQUEST: Application for Preliminary Site Plan Approval for a proposed 6,000 square foot building addition and related site improvements at the above address for Maddie's Motor Sports.

NEW PUBLIC HEARING:

PB 1103-18 PRELIMINARY SUBDIVISION PLAT

NAME: W C Premier Properties, LLC, 6550 Routes 5 &20, Bloomfield, New York 14469

LOCATION: Land located on both sides of State Route 96, near the intersection of East Street and also along the south side of East Street.

ZONING DISTRICT: A-80 AGRICULTURAL DISTRICT

REQUEST: Preliminary four lot subdivision of approximately 80 acres of land creating three building lots and one unapproved building lot.

SITE PLAN APPROVALS:

PB 1104-18, PRELIMINARY SITE PLAN

NAME: OLD CASTLE LAWN AND GARDEN, 155 STATE STREET, MANCHESTER, NEW YORK 14504

LOCATION: South side of State Street, west of and adjacent to the Village of Manchester boundary line.

ZONING DISTRICT: GI General Industrial District

REQUEST: Preliminary/Final Site Plan Approval to store pallets of bagged mulch materials upon open land located adjacent to the Town of Farmington/Village of Manchester municipal boundary, south of State Street.

5. OTHER BOARD ACTIONS:

C. Pending Applications:

1. **PB 1201-18**, Michael Mandrino, 1600 New Michigan Rd, Farmington, New York, 14425: Schedule a public hearing for a proposed 3 Lot Preliminary Subdivision, for the December 19, 2018 meeting.
- 2.

D. Other Board Business:

- d. Hickory Rise Subdivision, Partial Release (No. 3) from Letter of Credit for Section 3.
- e. Hickory Rise Subdivision, Partial Release (No. 1) from Letter of Credit for Section 4.
- f. Farmington Gardens II, Partial Release (No. 4) from Letter of Credit.
- g. Hickory Rise Subdivision, Partial Release (No. 2) from Letter of Credit for Section 4.
- h. Amendments to Resolutions for PB 0507-17 and PB 1209-17, Conditions of Approvals.

6. OPEN DISCUSSION

Reports: Director of Development
Code Enforcement Officer
Town Highway & Parks Superintendent
Town Water & Sewer Superintendent
Town Engineer
Chairman of Planning Board
Farmington Volunteer Fire Department

7. PUBLIC COMMENTS

8. ADJOURNMENT OF MEETING

Next Meeting Date: December 19, 2018

TOWN OF FARMINGTON

**Planning Board Agenda
December 19, 2018 Meeting
7:00 p.m.**

1. OPEN MEETING
2. APPROVAL OF MINUTES
3. LEGAL NOTICES PUBLISHED: December 12, 2018
4. ORDER OF BUSINESS

PUBLIC HEARING: (1)

PB 1201-18, PRELIMINARY THREE LOT SUBDIVISION PLAT

NAME: Michael Mandrino, 1600 New Michigan Road, Farmington, New York 14425

LOCATION: East side of New Michigan Road, between Amber Drive and Lillybrook Circle

ZONING DISTRICT: RR-80 Rural Residential

REQUEST: Application for a three lot preliminary subdivision plat approval to create parcel E-1 consisting of 6.546 acres as a non-approved building lot; parcel E-2, consisting of 3.357 acres with an existing dwelling; and parcel E-3 consisting of 4.529 acres as a non-approved building lot.

FINAL SUBDIVISION PLAT APPROVALS: (2)

PB 1202-18, FINAL THREE LOT SUBDIVISION PLAT

NAME: Michael Mandrino, 1600 New Michigan Road, Farmington, New York 14425

LOCATION: East side of New Michigan Road, between Amber Drive and Lillybrook Circle

ZONING DISTRICT: RR-80 Rural Residential

REQUEST: Application for a three lot final subdivision plat approval to create: parcel E-1, consisting of 6.546 acres as a non-approved building lot; parcel E-2, consisting of 3.357 acres with an existing dwelling; and parcel E-3 consisting of 4.529 acres as a non-approved building lot.

PB 1203-18, FINAL 4 LOT SUBDIVISION PLAT

NAME: Cliff Weitzel, 6190 Fisher Hill Rd, Canandaigua, New York 14424

LOCATION: 4628 NYS Route 96, near East Street and the Ontario Central Railroad Property

ZONING DISTRICT: A-80 Agricultural

REQUEST: Application for a four lot final subdivision plat approval of approximately 80 acres of land to create: Lot #1, a 7.007 acre lot, a non-approved building lot; Lot #2, a 2.181 acre lot, a non-approved building lot; Lot #3, a 5.214 acre lot, with an existing single-family dwelling and accessory structures; and Lot #4, a 52.084 acre lot, a non-approved building lot.

SITE PLAN APPROVAL:

PB 1204-18, FINAL SITE PLAN APPROVAL

NAME: Empire Pipeline, Inc., 6363 Main Street, Williamsville, New York 14221

LOCATION: East side of Hook Road, south of I-90 and north of the Town Highway Campus
ZONING DISTRICT: GI General Industrial

REQUEST: Final Site Plan Approval for the construction of a proposed 1,500 square foot office building; two compressor units buildings, an electric substation, a storage building, a power distribution center & generator building, a generator enclosure, an electric drive building and

related site improvements (e.g. driveways, parking, etc.) on approximately 12.7 acres of a 92.399 acre site.

5. OTHER BOARD ACTIONS:

- a. Letter of Credit release number 3, Auburn Meadows Subdivision, Sections 6n & 6S.
- b. Letter of Credit release number 1, Auburn Meadows Subdivision, Section 9.
- c. Letter of Credit release number 1, Final Release, Alicia Sturn, DDS, Site Plan.

6. OPEN DISCUSSIONS:

Reports: Director of Development
 Code Enforcement Officer
 Town Highway/Parks Superintendent
 Town Water & Sewer Superintendent
 Town Engineer
 Chairman of Planning Board
 Fire Chief, Farmington Fire Department

7. PUBLIC COMMENTS

8. ADJOURNMENT OF MEETING

Next Meeting Date: January 2, 2019