

TOWN OF FARMINGTON PLANNING BOARD

January 18, 2012

APPROVED MEETING MINUTES

The following minutes are written as a summary of the main points that were made and the actions taken at the Town of Farmington's Planning Board Meeting.

MEMBERS:

David Degear, Chairman
Meg Godly
Ron Herendeen
Scott Makin
Mary Neale

Staff: Town of Farmington Director of Development and Planning, Ron Brand

Excused: Town of Farmington Code Enforcement Officer, Floyd Kofahl; Town of Farmington Engineer Lance Brabant, MRB Group, P.C.

Applicants: *none*

Public: Kaitlyn Raduns, AP Government student, Victor High School; Paul Raduns, 1436 Creek Pointe

OPEN MEETING:

The meeting was called to order at 7:03 p.m. After everyone recited the Pledge of Allegiance, Chairman Degear introduced the Planning Board members and staff, explained the emergency evacuation procedures and said that copies of the evening's agenda and legal notices are available on a table by the door. Mr. Degear also asked that all present set their cell phones on vibrate.

APPROVAL OF THE MINUTES OF THE DECEMBER 21, 2011 MEETING:

Mr. Makin moved to approve the Minutes of the December 21st Board meeting with Ms. Neale seconding. In a voice vote, the motion was carried by a vote of four ayes. Mr. Herendeen abstained because he was excused from that meeting.

LEGAL NOTICES: *None required*

PUBLIC HEARINGS: *None required*

OPEN DISCUSSION:

DIRECTOR OF PLANNING AND DEVELOPMENT REPORT:

1. Discuss Local Law #1 2012 MTOD Map

Mr. Brand explained that, when Route 332 was expanded, it was necessary to create overlay districts to control access for a road carrying 26,000 to 28,000 vehicles per day. An official map was created in 2007 for both Routes 332 and 96. The system of overlay districts seems to be working since no variances have been sought to date. We are a model for other communities.

The 2007 map was amended in 2009 and now another amendment is needed because new roads are being built and a new signalized intersection is planned for Finger Lake Gaming and Racing with prospective table gambling expected to draw in even more customers. It has also been discovered that five parcels were inadvertently omitted from the earlier maps: three on the west side of Route 332 and two on Mertensia Road. A public hearing will be held on Local Law #1, the 2012 MTOD (Major Thoroughfare Overlay District) Map, at the Town Board meeting on Tuesday evening, January 24th.

The Board members received information and a draft resolution in their packets to review prior to this meeting. Clerk O'Malley read the draft resolution aloud. Ms. Godly moved to approve it with Mr. Herendeen seconding. The following roll call vote was taken and recorded:

Meg Godly—aye

Ron Herendeen—aye

Scott Makin—aye

Mary Neale—aye

David Degear—aye

The motion was carried by a unanimous aye vote of all five Board members. Chairman Degear signed the memo to the Town Board.

2. Auburn Meadows Subdivision, Section 4, LOC Release #9

The Director of Planning and Development then said that many lots for Section 4 have already been sold and a request has been received for this letter of credit release from MRB Group, the Town Engineers. A two year maintenance bond needs to be accepted by the Town Board before these funds can be released.

Again, the Planning Board members had received information on this in their packets. After the Clerk read a draft resolution aloud, Mr. Makin moved to approve it. Ms. Godly seconded the motion. The following roll call vote was taken and recorded:

Meg Godly—aye

Ron Herendeen—aye

Scott Makin—aye

Mary Neale—aye

David Degear—aye

The motion was carried by a unanimous aye vote of all five Board members. Chairman Degear signed the memo to the Town Board.

3. Wind Farms

Mr. Brand informed the Board that New York State adopted new regulations in August, 2011, stating that local governments cannot regulate wind farms producing more than 25 megawatts. Now, a Limited Liability Company has purchased Hilltop Inn for a wind farm. We don't know if they will produce more than 25 megawatts but we have informed them that, if so, they must deal with New York State and not Farmington.

Mr. Makin asked what will happen to the site if the wind farm ceases to operate and the State has no funds to clean up the site. Mr. Brand replied that the Town will have to deal with the problem. The Town spent time and money to create regulations for wind energy.

4. Amendment to Public Officers' Law

The Director of Planning and Development also reported that the State amended the Public Officers Law on January 3rd to take effect February 2, 2012. Any document discussed by a Town Board must be made available to the public. If the Town has a website and access to high speed internet (not dial up) which is updated regularly, this can be used. However, it is not always possible to post things on the website. Some documents are too large and other issues to be discussed need more information to be provided at the meeting. Not all applicants have the capability of submitting actual plans in a format for posting on a website. The Law does not provide specific details. The Town Board will be discussing this. Mr. Brand hopes they will issue a policy for all Boards to follow.

5. Comprehensive Plan Annual Report by the Planning Board

Mr. Brand went over items in Chapter 5 listed as priorities for 2011-2015:

- a) The Update has been adopted by the Town Board.
- b) Pointing to drawings for the Highway Campus, the Director of Planning and Development noted that contracts have been awarded for some of the work.
- c) The Trail Study is moving along and due May 2012. If funds are available, this could be constructed in the next year or two.
- d) Once the Highway Department moves in 2013, plans will be made for Town Court renovations in half of the former Highway Department facility.
- e) We are waiting for the State budget to learn about grant funds available for a State grant for our Farmland Protection Plan.
- f) The Conservation Board is working on the Open Space Plan due next year.
- g) A Town Water and Sewer Study is underway.
- h) An update to the Park and Recreation Master Plan will be done and the new park in the Beaver Creek/Auburn Meadows Subdivisions will be included.
- i) A drainage study grant is needed since multiple towns are involved.
- j) A plan for the Purchase of Development Rights is scheduled for 2015 using the Open Space Index work.
- k) Later this year, a Community Center Master Plan for development will be started. This is the result of the new State regulations requiring a Town center be identified before seeking public funding. For Farmington, the center is in the southwest quadrant of the Town.

Using these Minutes, Mr. Brand said he will draft a report to the Town Board to be put in the Appendices to the Comprehensive Plan. He will provide the draft to the Planning Board as soon as possible for their review.

6. CVS Application

Mr. Brand said he included an elevation sketch for the CVS application in the Board packets and asked for Board input.

Ms. Neale said it looks good. It's as close to what was requested as possible.

Mr. Herendeen agreed that it is very close and suffices.

Ms. Godly said she is delighted with quantified dimensions. It is what the Board hoped for. She supports it.

Mr. Makin liked the proportions.

Mr. Degear said he is satisfied and supports the design. He asked the Director of Planning and Development to inform CVS that the Board is satisfied.

7. Other Updates

Mr. Brand confirmed that two local restaurants have closed: Shooters and Billy G's. He added that Billy G's has been a hard site for restaurants and that Shooters did well on weekends but needed more daily traffic.

The owner of the plaza where Billy G's was located has passed away and the estate is trying to sell the property. It is empty at present.

CHAIRMAN OF PLANNING BOARD REPORT:

Mr. Degear said he signed the plans for the new ministorage.

1. Architectural and Landscape Guidelines

The Chairman asked the Board members how to improve these guidelines. They are a working plan. Mr. Brand said he has gone through them and will send his suggestions to the Board tomorrow. Some ideas he discussed included:

- a) Should the section on building entrances on page 3 be expanded to include a weather cover? Mr. Degear explained that the Planning Board wants more than an awning over the entrance to a business. Some wording suggested was: "A permanent fixture providing shelter from the elements."
- b) On page 4, should more information be given regarding canopies and lighting? Mr. Degear said the dimensions of any cover over the opening need to be provided. The entire opening must be covered. Mr. Makin added that the design needs to be building specific.
- c) The section on gasoline canopies should be expanded to include shielded, downward lighting.
- d) Mr. Brand asked the Board members if they are happy with the language on site signage.

Mr. Makin asked if the original plan for CVS met the Architectural and Landscape Guidelines. The Director of Planning and Development said it does now. The Guidelines can be enforced since they refer to the Town Code. The Town Attorney has reviewed them. Chairman Degear commented that we need to be developer-friendly.

2. Rules of Procedure

The Chairman asked for Board comments. Mr. Brand noted that they need to address the changes to the Public Officers Law. Resolutions will need to be submitted by a specific date and time. Is Monday before the Wednesday night meeting sufficient? The Board members agreed. Mr. Brand said he will send them revisions before the Saturday Organizational

Meeting.

Mr. Makin raised a question about Section #7: Privilege of the Floor. Should it say the Chair (not Chairperson) can limit discussion rather than limiting it to five minutes per person? If 20 people say the same thing, two hours are gone. He asked that the Town Attorney look at this.

The Board members agreed that more time was needed to make the necessary changes.

The Director of Planning and Development noted that he would like the Town Board to set policies on document availability for all Boards.

CODE ENFORCEMENT OFFICER REPORT: *No report*

PUBLIC COMMENTS: *None*

ADJOURNMENT:

The Organizational Meeting of the Planning Board will be at Town Hall on Saturday, January 21st at 8:30 a.m.

The next meeting of the Planning Board will be at the Town Hall on Wednesday, February 1, 2012 at 7 p.m.

Mr. Makin made a motion to adjourn with Ms. Neale seconding it. In a voice vote, all five Board members voted aye to adjourn at 8:00 p.m. Clerk O'Malley locked the building.

These minutes were taken and respectfully submitted by

Leslie C. O'Malley, Ph.D.
Clerk of the Board