

**TOWN OF FARMINGTON PLANNING BOARD**

**June 16, 2010**

**APPROVED 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:**

- Scott Makin, Acting Chair
- Meg Godly
- Ron Herendeen
- Mary Neale
- Excused: David Degear

Also present: Town of Farmington Director of Development and Planning Ron Brand; Town of Farmington Code Enforcement Officer, Floyd Kofahl; Verna Cowley, 1098 County Rd. 8  
 Excused: Town of Farmington Engineer Lance Brabant, MRB Group, P.C.

**OPEN MEETING:**

The meeting was called to order at 7:00 p.m. After everyone recited the Pledge of Allegiance, Acting Chair Makin made the introductions of Planning Board members and staff, saying that Mr. Degear was excused from tonight’s meeting. He explained the emergency evacuation procedures to those present and said that copies of the evening’s agenda and legal notices are available on a table by the door. Mr. Makin also asked that all present set their cell phones on vibrate.

**APPROVAL OF THE MINUTES OF THE MAY 19, 2010 MEETING:**

Mr. Herendeen made a motion to approve the Minutes of the May 19<sup>th</sup> meeting with Ms. Godly seconding. In a voice vote, the four Board members present voted aye for approval.

The Acting Chair explained that they did not have a quorum present to act on the Minutes of the June 2<sup>nd</sup> meeting.

**LEGAL NOTICES:** *none required*

**SITE PLAN APPROVAL:**

**PB 0602-10, FINAL 2 LOT SUBDIVISION APPLICATION**  
**NAME: VERNA COWLEY, FIDUCIARY, ESTATE OF LA VERNE ROGERS, 1014-1022**  
**HOOK RD, FARMINGTON, NY 14425**  
**LOCATION: SAME AS ABOVE**  
**ZONING DISTRICT: GI**  
**REQUEST: To subdivide 6.811 acres into two parcels. Creating parcel 1 consisting of 4.811 acres and parcel 2 will consist of 2 acres.**

The applicant was present but had no additional comments.

Mr. Makin asked for staff comments.

Mr. Brand said that the map has been revised. He summarized the conditions for approval including the need to include the name of the property owner to the west.

Mr. Kofahl pointed out that the property owner to the west did receive a notice of tonight's meeting since it is the same owner as the property to the north.

There were no Board comments.

At the Acting Chair's request, the Clerk read aloud a draft final subdivision plat resolution with the following conditions:

1. *The note shown on the Final Plat identifying that this map is required to be signed by the Planning Board Chairperson and filed with the Town Development Office as a pre-requisite to the Planning Board scheduling a public meeting on the Final Subdivision Plat is to be removed. This note was a requirement for the Preliminary Plat Map and does not apply to the Final Plat Map.*
2. *The Revision Box is to be updated with all changes required by this resolution.*
3. *The Final Plat Map shall be revised to show the pertinent information identifying the 16.6 acre parcel of land located adjacent to the west of the subject site. This parcel of land is identified as Tax Map # 17.00-1-25.120 and is owned by EPS Holding LLC and Talamora Properties.*
4. *The Mylar and four (4) paper print copies of the revised Final Plat Map are to be submitted for signing by the Planning Board Chairperson. The Mylar and two (2) copies are then to be submitted to the Ontario County Clerk's Office within 62 days of signing by the Planning Board Chairperson. The remaining copies will be filed in the Town Development Office.*
5. *The Final Plat Approval is valid for a period of 180 days from today. Once all conditions of Final Plat Approval have been met and shown on the Final Plat, the Planning Board Chairperson will sign the Final Plat Map.*

The applicant said she understood and agreed to the conditions. Ms. Godly made a motion to approve the resolution with the conditions. Ms. Neale seconded the motion. Clerk O'Malley recorded the following roll call vote:

Meg Godly—aye

Ron Herendeen—aye

Scott Makin—aye

Mary Neale—aye

David Degear—excused

The motion was carried by four aye votes.

**OPEN DISCUSSION:****DIRECTOR OF DEVELOPMENT REPORT:****1. Declaration of Intent—Special Use Permit 1816 Quaker Meetinghouse Museum**

Mr. Brand reported that all interested and involved agencies including the State Department of Health, the County Department of Public Works, the Department of Environmental Conservation and the State Department of Agriculture and Markets have been notified of the Planning Board's request to serve as Lead Agency under SEQR.

**2. Letter of Credit #2 Section 1, The Estates of Beaver Creek**

Mr. Brand also reported that the Planning Board has received a request for a partial release from the above letter of credit from the Town Engineer and all necessary Department heads have signed off on it. The amount of the release is \$122, 712.14. Mr. Herendeen moved to approve the release with Ms. Neale seconding. The following roll call vote was recorded:

Meg Godly—aye

Ron Herendeen—aye

Scott Makin—aye

Mary Neale—aye

David Degear—excused

The motion was carried by four aye votes.

**3. Town Highway Campus Update**

The Board members reviewed a conceptual plan for the planned Town Highway campus. Mr. Brand said that the preliminary subdivision map will be included in their packets for the next Board meeting on July 7th. The Town wishes to subdivide off 45 acres from an approximately 130 acre lot. There will be access to the railroad for future deliveries of salt for Farmington and surrounding municipalities. A referral has been received from the County Planning Board.

Mr. Brand reported that the project will go out for bids for architectural design and construction later this year or early next year. The Town would like to apply for a NYSERDA grant for an on-site wind generator for the salt barn and possibly the garage.

The Director of Development commented that Mr. Kofahl and Mr. McLaughlin, the Highway Superintendent, have been looking at other highway garages for ideas.

Ms. Godly asked if the woods on the site will be preserved. Mr. Kofahl replied yes, with some clean up for drainage control.

Mr. Brand explained that no contamination has been found on the site. An archaeological survey will not need to be done as the Town has received clearance from SHPO (New York's State Historic Preservation Office). Since there are Federal wetlands on the site, a Coordinated Review under SEQR is required. The Herendeen family has agreed to allow the Town to represent them in this application.

**CODE ENFORCEMENT OFFICER REPORT:**

Mr. Kofahl reported that the owner of KFC is selling and the new franchise owner will close in early July. He reminded the existing owner about repairing the parking lot.

The CEO also reported that Mr. Valenti is working on the plans for the used car business on the Beal property.

Mr. Brand reminded the Board members to be cautious in granting a time frame for installing a dust free surface as a business might close before it is installed. Mr. Kofahl added that the same is true for a sidewalk.

**CHAIRMAN OF PLANNING BOARD REPORT: *no report***

**PUBLIC COMMENTS: *none***

**ADJOURNMENT:**

The next meeting of the Planning Board will be at the Town Hall on Wednesday, July 7, 2010 at 7 p.m.

Ms. Neale made a motion to adjourn with Ms. Godly seconding it. In a voice vote, the four Board members voted aye to adjourn at 7:27 p.m.

These minutes were taken and respectfully submitted by

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