

TOWN OF FARMINGTON PLANNING BOARD

May 19, 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; Helen Kirker and Judy Wellman, 1816 Quaker Meeting House; Thomas Lay, T. Lay Properties; Raymond Phillips, Architect; George DeRue, Home Leasing

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

OPEN MEETING:

Mr. Makin called the meeting to order at 7:00 p.m., explaining that Mr. Degear was necessarily excused. In the Chair’s absence, the Planning Board Rules of Procedure name Mr. Makin as Acting Chair.

After everyone recited the Pledge of Allegiance, Acting Chair Makin made the introductions of Planning Board members and staff. 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 5, 2010 MEETING:

Ms. Godly made a motion to approve the Minutes of the last Planning Board meeting. Mr. Herendeen seconded her motion. In a voice vote, the four Board members present voted aye and the Minutes were approved.

LEGAL NOTICES: *None required.*

PUBLIC HEARINGS: *None*

SITE PLAN APPROVAL:

PB 0304-10, PRELIMINARY SITE PLAN APPLICATION

NAME: T LAY PROPERTIES, 1307 CO RD 8, FARMINGTON, NY 14425

LOCATION: SAME AS ABOVE

ZONING DISTRICT: GB

REQUEST: Site plan approval for a 96 x 56 building for auto/truck repair and towing services
(CONTINUED).

Thomas Lay and his architect, Raymond Phillips, appeared for this application. Mr. Phillips began by pinning up the plans and pointing out that he has added the notes requested by the Planning Board and the Town Engineer.

When Mr. Phillips finished speaking, the Acting Chair asked for staff comments.

Mr. Brand recalled that the Board continued this application in order to provide time for Board members and staff to review the new plans presented at the last Board meeting. He provided the applicants with a copy of a draft resolution with the conditions to help them prepare for tonight's meeting. Mr. Kofahl, he said, has met with Mr. Lay and Mr. Phillips and is satisfied with the present version of the plans. There is also a color rendering of the proposed new cold storage building in the Board packets.

The Director of Planning and Development then went over the conditions for preliminary approval. He suggested that Mr. Phillips use the same map for final site plan approval, simply changing the title on it. This could be scheduled for the next Planning Board meeting.

Mr. Makin asked if the requirement to override to the County Planning Board's recommendation for modification has been satisfied. Mr. Brand replied that it was done at the last meeting.

Next, the Acting Chair asked for Board comments.

Ms. Godly asked Mr. Brand to go over the conditions for approval which he outlined at the last meeting. He read the following list and the Board members checked that all requested notes appeared on the plans:

1. *The site plan should show the existing septic system, leach fields and site water management plan.*
2. *The dumpster should be relocated for easier access by waste haulers.*
3. *The Town Engineer's comments should be addressed. Mr. Brabant agreed to provide comments on tonight's plans in time for the applicants to address them prior to the next Board meeting.*
4. *The applicant must identify the location of the future cold storage building and label it on the plans, providing such details as elevation, utilities (if any), dimensions, materials etc. in sufficient detail to obtain a building permit. Mr. Lay said it will be a 14 foot version of the new 20 foot one.*
5. *The plans must take into account the MTOD (Major Thoroughfare Overlay District) regulations in showing truck parking along County Road 8.*
6. *The plans must include landscaping, planting details (size, number, name and caliper of plantings). Mr. Lay said they will be installed by August 2010. He can provide their height but not caliper. Groundcover will be installed by October 1, 2010.*
7. *No signage may be placed on the fenced area.*
8. *Information should be provided on the plans about site screening. Mr. Lay said he will have a four foot earthen berm with a six foot high fence.*
9. *The plans must have a note about a dust-free surface and the date by which it will be installed and striped.*
10. *The applicants should take note of the Code's definition of a junkyard since this is the County's concern. This site should not be a junkyard.*

In addition, the Director of Development explained that the Town Engineer has submitted a letter saying there are no additional concerns remaining to be covered. He reminded the Board members that they agreed to waive the MTOD (Major Thoroughfare Overlay District) regulations for the area along County Road 8 in front of the parked tow trucks.

In answer to Mr. Brand's questions, Mr. Lay agreed to install the dust-free surface by June 1, 2010 and to have it striped by August 1, 2010. He promised that the storage trailers and construction debris will be removed by December 31, 2010. In regards to other areas of the property which require screening, the applicant said he will install a six foot high fence.

The other Board members said they were satisfied.

At the Chair's request, Clerk O'Malley read aloud a draft preliminary site plan resolution with the following conditions:

1. *Due to the nature of this existing land use, the Applicant’s landscaping plan, earthen berm and fencing around the outdoor storage area and proposed new storage building that is located in the southeast portion of the site, the Planning Board waives the requirement for landscaping for that portion of the site fronting along County Road 8 adjacent to the area designated for the tow truck parking.*
2. *The applicant is to provide two (2) copies of the revised Preliminary Site Plan, dated May 10, 2010 for signing. One signed copy is to be filed in the Town Development Office and the other signed copy is to be returned to the applicant. Once the signatures have been affixed then the Planning Board will entertain an application for Final Site Plan.*
3. *Preliminary Site Plan Approval shall expire within six (6) months of the date of signing by the Planning Board Chairperson.*

The applicant said he understood and agreed to the conditions. Mr. Herendeen made a motion to approve the preliminary site plan with the conditions. Ms. Neale seconded. The following roll call vote was taken and recorded:

- Meg Godly—aye
- Ron Herendeen—aye
- Scott Makin—aye
- Mary Neale—aye
- David Degear—excused

The resolution was adopted by a unanimous aye vote of the four Board members present.

PB 0504-10 FINAL SITE PLAN AMENDMENT/FINAL SIGN SITE PLAN APPLICATION

NAME: GEORGE DERUE, HOME LEASING, 630 CLINTON SQUARE, ROCHESTER, NY 14604

LOCATION: 6000 MERCIER BLVD

ZONING DISTRICT: IZ

REQUEST: To install two ground signs and a 12’ x 16’ greenhouse and garden area

The applicant, George DeRue, appeared for this application. He pinned up the plans and explained that one of the two signs will be on George Mercier’s property and there is a letter on file from Mr. Mercier agreeing to this. The other sign will be on their own property. The green house and garden area will be used by the residents.

When the applicant finished speaking, Mr. Makin asked for staff comments.

Mr. Brand said that no action can be taken on this application tonight because there is an area variance pending before the ZBA. He told the Board members that the Code Enforcement Officer (CEO) asks that the greenhouse be moved back to meet Fire Code requirements. He will discuss this at the ZBA meeting.

The Director of Development then inquired about the future of the sign on the Mercier property. Will it be permanent if Lot #2 is developed? The applicant replied that it will not be necessary after the complex fills—probably about two years from now.

Mr. Brand also asked about landscaping around the sign and was assured that it will be landscaped. Mr. DeRue promised to bring a planting scheme to the next meeting.

The Acting Chair asked for Board comments.

Mr. Herendeen noted that the signs are very attractive. He thought that the greenhouse and garden plots were an excellent idea for the residents.

Ms. Godly asked how many units will be in the complex and how many garden plots. The applicant said 88 to both questions. They will plant pumpkins for the residents in any unused plots. The Board member also inquired about the maintenance of the greenhouse. Mr. DeRue said there will be a garden club and that this has worked well in their other residences.

Ms. Neale asked if the greenhouse would be glass. The applicant said no. The synthetic materials used are easily maintained and can be cleaned using Windex.

Mr. Makin said he was not comfortable with having two signs. Can one be used as a directional sign once the apartments are rented? Mr. DeRue responded that he has discussed the future of the sign on the Mercier property with Mr. Mercier. It may depend on zoning regulations. Mr. Brand commented that this sign identifies this as a community, similar to a hamlet in the Town. It is preferable to a directory sign. He reminded the applicant that the sign at the front must have the property address to meet 911 regulations.

Ms. Godly then moved to continue this application to the June 2nd Planning Board meeting with Ms. Neale seconding. The following roll call vote was taken and recorded:

- Meg Godly—aye
- Ron Herendeen—aye
- Scott Makin—aye
- Mary Neale—aye
- David Degear—excused

The resolution was adopted by a unanimous aye vote of the four Board members present.

PB 0503-10, PRELIMINARY SITE PLAN APPLICATION
NAME: 1816 FARMINGTON QUAKER MEETINGHOUSE, P. O. BOX
25053, FARMINGTON, NY 14425
LOCATION: SOUTHWEST CORNER OF SHELDON RD & CO RD #8
ZONING DISTRICT: GB
REQUEST: Preliminary site plan approval to locate a 2,760 sq ft museum

Judy Wellman and Helen Kirker appeared for this application. Mr. Brand said the Town has received the revised site plans and they will be in the Board packets for the next meeting. The environmental paperwork has also been received. He told the Board that he asked Ms. Wellman to come this evening and explain the various phases for this multi-year project.

The applicant said there are limits on placing the structure on the lot to meet setback requirements because of the site wetlands. The present plan seems to be only one feasible. They have kept the driveway across from the one to the cemetery but arranged it differently on their site. There was a community building on the site but it was burned many years ago. They want to replace it to use for rest rooms, a gift shop etc. At present, they only have funds to move the building this fall and put it on a new foundation.

For the future work, they will submit a grant to the Federal Save America’s Treasures program to restore the exterior in 2012. They hope to have the interior work done by 2016 in time for its 100th anniversary.

Mr. Brand and the Board members provided some ideas for grant funds and sources of volunteer work to complete this project including NYSERDA, ARRA, Girl Scouts and Eagle Scouts, and schools. The internet can be utilized to recruit volunteers.

Mr. Brand explained that he has to notify such involved agencies as the Army Corps of Engineers, the County DPW (Department of Public Works), the Town Highway Department, the DEC (State Department of Environmental Conservation) and the Town Water and Sewer Departments. Ms. Wellman added that the site must be checked by an archaeological team to determine if it was a Native American site.

At the Acting Chair's request, the Clerk read aloud the following resolution to continue this application until the June 2nd meeting:

WHEREAS, the Town of Farmington Planning Board (hereinafter referred to as Planning Board) has scheduled the above referenced application for tonight's Planning Board Meeting; and

WHEREAS, the Planning Board has been informed by the applicant that there are new site plan drawings and supplemental environmental record information that is being prepared by the applicant's Architects, John G. Waite Associates, PLLC, which have been requested by Town Development Office Staff; and

WHEREAS, the Preliminary Site Plan is deemed to be an Unlisted Action subject to a coordinated review under the provisions of the State Environmental Quality Review Regulations; and

WHEREAS, the Planning Board upon receipt of a complete package of preliminary site plans and environmental documentation will initiate the coordinated review with the other involved agencies which, at this time, appear to be the New York State Office of Parks, Recreation and Historic Preservation, the New York State Department of Environmental Conservation, the U.S. Army Corps of Engineers, the Ontario County Department of Public Works, the Town of Farmington Highway Department, and the Town of Farmington Water & Sewer Department; and

WHEREAS, the Planning Board will not be meeting again to take action upon this requested Preliminary Site Plan until the June 2, 2010 meeting,

NOW, THEREFORE, BE IT RESOLVED that the Planning Board does hereby move to table the application and will continue its' review upon said Action at the June 2, 2010 meeting.

Ms. Godly moved the resolution and Mr. Herendeen seconded. The following roll call vote was taken and recorded:

Meg Godly—aye

Ron Herendeen—aye

Scott Makin—aye

Mary Neale—aye

David Degear—excused

The resolution was adopted by a unanimous aye vote of the four Board members present.

The applicants asked when their architect should come to a Planning Board meeting. Mr. Brand replied that the SEQR work must be done first so it will probably be in July. The 30 day response period ends July 7th. The County Planning Board will review it next month.

Ms. Wellman thanked the Board and then thanked Mr. Herendeen for allowing them to move the structure over his fields.

OPEN DISCUSSION:

DIRECTOR OF DEVELOPMENT REPORT:

Mr. Brand provided a brief update on the two proposed wind energy local laws. On April 27th, the Town Board received the drafts and submitted them to the County. Some minor changes have been made in the wording after Mr. Brand spoke with representatives from energy companies, attorneys involved in

wind energy applications, the County Planning Department and an engineer from NYSERTA. The revised drafts have been sent to all interested groups.

The Director of Development continued by saying that the Town Board has asked for a recommendation from the Planning Board under Section 165.6c of the Town Code. There have been no Board member objections to the materials included in last meeting's Board packets, Mr. Brand said, so he has drafted a memo for the Chair to sign. The Board members agreed by consensus that Mr. Makin should sign the memo to the Town Board recommending consideration of these local laws.

Mr. Makin commended Mr. Brand on his work, saying he recently attended a training session on wind energy and feels Farmington is ahead of the curve.

CODE ENFORCEMENT OFFICER REPORT: *no report*

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, June 2, 2010 at 7 p.m.

Ms. Neale made a motion to adjourn with Mr. Makin seconding it. In a voice vote, all four Board members present voted aye to adjourn at 8:03 p.m.

These minutes were taken and respectfully submitted by

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