

TOWN OF FARMINGTON PLANNING BOARD

September 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:

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

Also present: Town of Farmington Code Enforcement Officer, Floyd Kofahl; Evelyn Pfeiffer, 664 Weigert Rd., Farmington
Excused: Town of Farmington Director of Development and Planning Ron Brand; Town of Farmington Engineer Lance Brabant, MRB Group, P.C.

Note: Due to the change in the Town Board meeting to September 15th because of Primary Day on the 14th, this Planning Board meeting was held on Thursday, September 16th.

OPEN MEETING:

The meeting was called to order at 7:00 p.m. After everyone recited the Pledge of Allegiance, Acting Chair Godly made the introductions of Planning Board members and staff. She 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. Ms. Godly also asked that all present set their cell phones on vibrate.

APPROVAL OF THE MINUTES OF THE SEPTEMBER 1, 2010 MEETING:

The Board members agreed to wait until the next meeting to act on the September 1st Minutes since they received them today and did not have time to review them. Ms. Neale noted that some corrections should be made. Clerk O’Malley agreed to edit and send them out as soon as possible.

LEGAL NOTICES:

At the Acting Chair’s request, the Clerk read aloud the legal notices which were published in the September 8th Daily Messenger.

PUBLIC HEARING:

PB 0901-10, SPECIAL USE PERMIT

NAME: EVELYN PFEIFFER, 664 WEIGERT RD., FARMINGTON NY 14425

LOCATION: SAME AS ABOVE

ZONING DISTRICT: RR-80

REQUEST: Renew a Special Use Permit for a dog kennel.

Evelyn Pfeiffer appeared for her application. She explained that she has been at this address for 25 years. She breeds and shows Rottweilers.

When the applicant finished speaking, the Code Enforcement Officer (CEO), Mr. Kofahl, read into the record a letter of support from Tom and Ann Manning, the applicant's neighbors (attached to hard copy of Minutes). They have lived on Weigert Road for 22 years and never had any problems with the dogs or the kennel operation. Mr. Kofahl added that there are no issues with the kennel on file.

Ms. Godly then asked for Board comments.

Ms. Neale asked about the number of dogs. Ms. Pfeiffer said she has 12 at the moment including three puppies that will be going to other homes in the future. Because the standards for showing Rottweilers are high, she keeps the puppies for six months to make sure they meet such standards as having all 42 teeth. She also has two "Senior Citizens" who are no longer show dogs. She explained that she keeps these dogs as pets.

The Acting Chair asked the Board members if they agreed to the customary three year renewal and all agreed.

Mr. Herendeen moved to waive the reading of the Type II Action SEQR. Ms. Neale seconded. In a voice vote, the three Board members present voted aye. Then, Ms. Godly moved to approve the SEQR and Ms. Neale seconded. The Clerk recorded the following roll call vote:

Ron Herendeen—aye

Scott Makin—excused

Mary Neale—aye

David Degear—excused

Meg Godly—aye

The SEQR was unanimously approved.

The Acting Chair announced that this is a public hearing. There was no one in the audience to comment. The Board members agreed by consensus to close the public hearing.

At Ms. Godly's request, Clerk O'Malley read aloud a draft Special Use Permit resolution with the following conditions:

1. ***This Special Use Permit is renewed for a period of three (3) years from today and must be renewed if the applicant wishes to continue the kennel operation.***
2. ***The Special Use Permit is issued for the continued operation of a kennel with the same conditions as originally imposed in 2001 with the Planning Board's approval of File # PB 0602-01.***
3. ***There shall be no on-street parking for any visitors to the site.***
4. ***There shall be no outdoor storage of any equipment, materials, or supplies associated with this Special Use Permit.***
5. ***All site lighting shall be made compliant with the Town Code requirements.***

The applicant inquired about what equipment, materials or supplies were meant in Condition #4. Mr. Kofahl checked the original SUP conditions but did not find anything listed there. There was a reference to her following the Rottweiler Club Code of Ethics. She said that she follows these, for example, having only two litters per year. Ms. Pfeiffer said she does not store any materials or equipment outside. In answer to a question from the Acting Chair, she said she composts the dogs' fecal matter on her five acre site.

The applicant then said she understood and agreed to the five conditions. Ms. Neale made a motion to approve the resolution with the conditions. Mr. Herendeen seconded.

The Clerk recorded the following roll call vote:

Ron Herendeen—aye

Scott Makin—excused

Mary Neale—aye

David Degear—excused

Meg Godly—aye

The SUP with the conditions was unanimously approved.

OPEN DISCUSSION:

DIRECTOR OF DEVELOPMENT REPORT: *no report*

CODE ENFORCEMENT OFFICER REPORT:

1. 1816 Quaker Meeting House Museum Site Plan

Mr. Kofahl reported that the applicant's engineer is working on the plans to be reviewed at the October 20th Board meeting. Verbal approval has been received from the State Ag and Markets office. Approval has been received from the DEC (Department of Environmental Conservation).

The CEO also reported on the DiFelice site on 332 which has been undergoing a cleanup operation. There is a possibility of development, he said, including a hotel. A formal

site plan for the leveled site will be coming in. Much junk from an old trailer park has been removed. The Board members had expressed concerns about logging at a prior meeting and Mr. Kofahl explained that due to pests, the DEC is restricting the movement of cut down trees and logs to 50 miles.

Work is underway for the left turn out of the Senior Citizen complex. The model apartment will soon be open there.

Work on Saratoga Crossing is progressing rapidly with rentals going well.

ACTING CHAIR OF PLANNING BOARD REPORT:

1. Report and recommendation to Town Board on rezoning application, 69 acres of land, east side of Hook Road and south side of Collett Road, north of King Hill Drive. Request to rezone from LI Limited Industrial to R-1-15 Residential

Ms. Godly reported that she spoke with Mr. Degear about this. He will inform the applicants that the entire Board will be discussing this at the next meeting. Nothing can be done tonight since there is not a quorum (Mr. Herendeen will be recusing himself). She pointed out that there was no information on this in the Board packets and it was not on the agenda mailed out to the Board members.

A discussion followed about emailing updated agendas and items for discussion. The Board members noted that email can be unreliable or overlooked. Computers can go down. Ms. Godly noted that items for action should be in packets with email used only in an advisory capacity.

This item will appear on the October 6th agenda.

PUBLIC COMMENTS: *None*

ADJOURNMENT:

The next meeting of the Planning Board will be at the Town Hall on Wednesday, October 6, 2010 at 7 p.m.

Ms. Neale made a motion to adjourn with Mr. Herendeen seconding it. In a voice vote, the three Board members present voted aye to adjourn at 7:35 p.m.

These minutes were taken and respectfully submitted by

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