

TOWN OF FARMINGTON
Planning Board Minutes
January 21, 2012 Organizational Meeting
Farmington Town Hall
8:30 A.M.

Planning Board Members: David Degear, Chairman; Meg Godly; Ron Herendeen; Scott Makin; Mary Neale

Town Board Members: Michael Casale, Deputy Supervisor; Peter Ingalsbe; Tim Mickelsen

CALL TO ORDER:

Chairman Degear called the meeting to order at 8:37 a.m. He explained that Supervisor Fafinski was necessarily excused and introduced Deputy Supervisor Casale.

REPORT ON THE STATE OF THE TOWN:

Mr. Casale explained that he only learned that he was giving this talk late Friday evening. He expressed regret that Farmington has recently lost two restaurants: Shooters and Billy G's.

He then referred to a list of projects provided by Code Enforcement Officer Kofahl (see Chairman Degear's report) which show that Farmington is still a thriving community.

Because other communities with Video Lottery Terminals have used their State funds for operating expenses rather than capital improvements, the Deputy Supervisor noted that the Governor wants to take these funds away from the Towns involved. Supervisor Fafinski is working with our representative in Albany, Mr. Nozzolio, because we have followed State regulations in using these funds. We should be a model for other communities.

Mr. Casale concluded by reminding the Planning Board members that their report on the Comprehensive Plan should be submitted by July to the Town Operations Committee.

Mr. Mickelsen continued the report by saying that the new Highway Campus will be the major 2012 project. Funds are available so no tax increase is needed. After that, the current Highway Department facility will be renovated for the Town Court and other uses.

The Town Board member noted that the Town is continuing to control taxes and spending. However, more support is needed from business and industry. He regrets the closing of two restaurants. Residential construction is doing well. In summary, he concluded, "there is room for improvement."

Mr. Ingalsbe commented that the Highway Campus is coming in under budget so far. If necessary, contingency funds have been built into the budget. He praised the Planning Board members for their hard work. The key, he said, is "good communication."

The Deputy Supervisor mentioned that there has been some discussion of adding a secondary

ambulance facility at the renovated Highway Garage building. He asked about bringing the structure up to current Codes. Mr. Ingalsbe responded that it will be brought up to today's standards once it is empty and before any department moves in.

PLANNING BOARD CONCERNS:

When the Town Board members finished their remarks, the Chairman asked for Planning Board comments.

Mr. Makin said that Farmington is well managed. In fact, he shares the Supervisor's updates with friends in other areas to show them what a fine job our Town is doing.

Ms. Godly and Mr. Herendeen had no comments.

Ms. Neale said she is very pleased with the website. She checks it daily. She congratulated the Town Board for supporting it. Mr. Ingalsbe commented that they will be adding Town Board resolutions. In February, Planning Board and Zoning Board of Appeals resolutions will also be included.

Mr. Degear noted that communications have greatly improved between the Planning Board and the Town Ops Committee. Mr. Casale added that they try to keep everyone in the loop.

Mr. Mickelsen asked if the Planning Board members have any concerns.

Mr. Makin said he thinks all the Boards are going in the same direction now.

Mr. Degear said things are going much smoother now that last minute submissions have been stopped.

Ms. Godly expressed concern at the claim that "Farmington isn't business friendly." This is not true. The Planning Board is consistent. All applicants are held to the same standards. There will always be dissatisfied applicants but the Board members will continue to do their jobs. Mr. Ingalsbe explained that other Towns operate differently. Developers new to Farmington may not realize how we operate or what our standards are. This causes problems. Lawyers and engineers know us. Ms. Godly agreed, saying the key is to have complete application submitted before coming before the Planning Board. Progress is being made on this.

Mr. Herendeen agreed with Ms. Godly, saying we work as a team to do the best job.

Ms. Neale said the keys are consistency and communication.

DIRECTOR OF PLANNING AND DEVELOPMENT REPORT:

Mr. Brand reported that the Planning Board went through the Comprehensive Plan priority items at their last meeting. We are on target for timelines. The Board will present its report in June to the Town Ops Committee. Eventually, it will be included in the report for the January 2013 Town Board Organizational Meeting.

The Director of Planning and Development expressed his regret at the closing of two local restaurants. However, he added, the Code Enforcement Officer is working with a possible applicant for Billy G's site.

Mr. Brand went on to say that Tom Ewing urgently needs a larger site. They work on 150 trailers per year for Wegman's alone. They have discussed several possible locations. Mr. Ewing was informed about the MTOD (Major Thoroughfare Overlay District) sidewalk regulations and he had no problem agreeing to them. Mr. Mickelsen suggested they could use the former Griffin building. The Director of Planning and Development replied that AR-15 may be interested in using it for an indoor pistol range. In his opinion, questions about the site pollution and clean up may be causing it to remain empty although all necessary work has been done.

There will be environmental issues that will need to be addressed for the old Highway Garage site before a change of use to that structure occurs.

Mr. Brand said he responded to CVS about their canopy drawings. The Chairman explained that the Planning Board members were satisfied with the current design. The Town Board members assured the Board and Clerk that they read Planning Board Minutes very carefully.

Mr. Brand also reported that a meeting is being set up with representatives from Dollar General, Mr. Kofahl and himself about using the property in front of AR-15 or other possible sites.

CODE ENFORCEMENT OFFICER'S REPORT:

Mr. Brand asked if everyone has seen the emailed report from Mr. Kofahl. Some Planning Board members had not yet seen it because it was emailed to them the previous evening. Chairman Degear explained that he expected Mr. Kofahl to attend today's meeting and present it himself. There was a discussion about the need for staff to inform the Planning Board if they were not able to attend a scheduled meeting. Mr. Degear then summarized the report:

The following is a current list of projects under construction:

1) *Off Collett Road on Denny's Drive is the new Mini-storage facility. It is named, "A Safe Place Self Storage."*

There will be 8 buildings, 2 of the buildings will have temperature controlled units available.

2) *The old Soper's facility across from Wade's Supermarket, behind the old Beal's Service, is now owned by AR15.com. AR15.com is an internet pistol supply company. They also do training for Officer Certifications.*

They are renovating and adding on to the existing facility.

3) *The old Unisource building at the corner of Rte. 332 and Collett Road is now the ESL Data storage facility.*

They are adding the U of R as another data storage tenant into the facility.

4) *Wade's Supermarket now has a new tenant in the space between them and the bank. Powell Insurance Company just received C of O.*

5) *Canandaigua National Bank just completed some interior renovations. (Clerk O'Malley added that they have moved their training to this location for more space and because Monroe County employees can get there easily via the Thruway.)*

6) *Hill Top is currently going through completing some interior repairs on the furnace and sprinkler systems.*

There is still an “Unsafe Building posting “on the entire facility. This will not be lifted until all the safety issues have been addressed.

7) *Billy G’s and Shooters are both closed with no plans on either one being reopened by the current tenants.*

8) *Farmington Plaza tenant, Bombace Liquor is expanding. They are taking over the former space of the Dry Cleaners.*

The rear portion of the new space will be added to the existing space and used as storage. The front portion will be a new retail for Mini-Breweries Beer sales.

9) *Kentucky Fried Chicken has completed their renovations and the parking lot (Thank God). Business seems to have picked up for them.*

10) *Commercial Drive mini-storage is adding 2 new tenants. One will be the new Food Pantry location. The other will be Right Choice Contracting Service. These are in the front commercial part of the mini-storage buildings.*

RULES OF PROCEDURE

Ms. Godly requested more time for the Board members to review these.

Mr. Brand explained that circumstances have changed and the draft Rules are an attempt to stay ahead of the curve. In particular, the State’s changes to regulations covering public hearings require an update to the Board’s procedures. He also tried to clarify some sections such as what can be said during a public comment period.

Ms. Godly said there should be an opportunity for public input even if an application does not require a public hearing. Mr. Makin asked to restore the five minute restriction in order to be consistent. The Town Board members noted that they only allow three minutes. Mr. Casale pointed out that exceptions can always be made if there is a reason why someone would need to speak longer. The Chairman must stay in control. Mr. Ingalsbe asked that public comment be allowed during the application process. Ms. Neale added that the Board can be flexible.

Mr. Makin asked that the term “Chair” be used in place of the awkward-sounding Chairperson.

There was a discussion of how the draft resolutions should be posted on the website. Development Department staff, Ms. Feistel and Mr. Kofahl, will be responsible for posting them. It was agreed that they should remain on the website until the resolutions are actually filed.

There will be a further discussion of the Rules of Procedure at the Board Workshop on Monday, January 30th.

SITE DESIGN GUIDELINES

The only changes Mr. Brand suggested are on pages 1-5. The Board members agreed that these will also be addressed at the Workshop on Monday. Mr. Makin reminded the Board members that it can be hard to fill a “signature building” (a prototype common to a certain commercial operation) if that business closes.

BOARD COMMENTS

Mr. Degear noted that 2011 was a good year. 2012 will be an especially busy one for the Planning Board.

He then asked Ms. Neale if the application process to the County Planning Board was going smoothly. She agreed and added that she is Vice Chair this year. Mr. Brand expressed concern at the prospect of a bowling alley going into an Ag District along New Michigan Road. This will take 10 acres out of agricultural production. He asked why the County is not interested in reviewing this application. Ms. Neale said she will speak to Maria Rudzinski. Mr. Brand explained that the General Municipal Law holds that applications in an Ag District should go to the County.

Mr. Brand also informed all present that Mr. Mandrino will be subdividing off 10 acres.

ADJOURNMENT

Ms. Godly made a motion to adjourn at 9:50 a.m. Mr. Makin seconded it. The motion was carried by a voice vote of five ayes.

These Minutes were taken and respectfully submitted by

Leslie C. O’Malley, Ph.D.
Clerk