

TOWN OF FARMINGTON PLANNING BOARD

September 2, 2009

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
Ron Herendeen
Robert Kleman
Scott Makin, Acting Chairman
Excused: David Degear

Also present: Town of Farmington Director of Development and Planning, Ron Brand; Town of Farmington Code Enforcement Officer, Floyd Kofahl; Rocco Venezia, Venezia Associates; Antonia Natrigo, 585 Crowley Rd.

OPEN MEETING:

The meeting was called to order at 7:00. After everyone recited the Pledge of Allegiance, Acting Chairman 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 AUGUST 19, 2009 MEETING:

Mr. Herendeen moved to approve the Minutes of the August 19th Planning Board meeting. Ms. Godly seconded. In a voice vote, Ms. Godly, Mr. Herendeen and Mr. Kleman voted aye. Mr. Makin abstained because he had not seen the Minutes on his email.

LEGAL NOTICES:

At the Chairman’s request, the Clerk read aloud the legal notices which were published in the August 26, 2009 Daily Messenger.

PUBLIC HEARINGS:

PB 0901-09, THREE LOT PRELIMINARY SUBDIVISION APPLICATION

NAME: ROCCO VENEZIA, 2800 BUTTERNUT LANE, CANANDAIGUA, NY 14424:

LOCATION: 751 CROWLEY ROAD

ZONING DISTRICT: RR-80 DISTRICT

REQUEST: A three lot subdivision approval to create Lot 1 consisting of 1.597 acres with an existing dwelling, Lot 2 will consist of 1.107 acres, building lot for a single family dwelling, and the remaining lands of the parent parcel Lot 3 will consist of 105± acres to remain vacant.

Mr. Venezia appeared for his application. After putting up the plans, he began by explaining that Harold Weigert owns this property. His son Douglas has a home on this property on Lot #1. A grandson, Adam, wants to build a home on Lot #2. His new home will meet the zoning requirements and the soil perks for a septic system. Harold Weigert has a house and barns on the parent parcel.

When the applicant finished speaking, the Chairman asked for staff comments.

Mr. Brand said that staff has worked with the applicant on revisions to his original plan. He will add the information on the wastewater system to Lot 2. The Director of Development also went over the suggested conditions for approval and said that this application requires an Unlisted Action SEQR.

Mr. Kofahl reviewed the application for Code issues and found none.

Acting Chairman Makin announced that this is a public hearing and asked if there is anyone present who wishes to speak for or against this application. Antonia Natrigo of 585 Crowley Road asked permission to speak, explaining that she lives near this property. She asked where the new home will be located. Mr. Venezia pointed it out on the plans and said it will be south of Harold Weigert's farm. She asked if the cobblestone house will remain and if the land will continue to be farmed. The applicant agreed that both will continue. Ms. Natrigo thanked the Board.

Mr. Makin then asked again if anyone wished to speak. No one replied. He asked for a motion to close the public hearing. The motion was made by Ms. Godly and seconded by Mr. Kleman. In a voice vote, all four Board members present voted aye to close the public hearing at 7:10 p.m.

Next, Ms. Godly moved to waive the reading of the SEQR with Mr. Herendeen seconding her motion. Mr. Herendeen moved to approve the Unlisted Action SEQR. Mr. Kleman seconded the motion. The following roll call vote was taken and recorded:

Meg Godly—aye
 Ron Herendeen—aye
 Robert Kleman—aye
 Scott Makin—aye
 David Degear—excused.
 The SEQR was unanimously approved.

There were no Board comments.

At the Chairman's requested, Clerk O'Malley read aloud a draft Preliminary Plat resolution with the following conditions:

1. ***The title of the drawing is to read "Preliminary Plat Harold F. Weigert Subdivision Lots# 1 through 3."***
2. ***There is to be a note added to the Preliminary Plat identifying that this map is required to be filed with the Ontario County Clerk's Office as a pre-requisite to the issuance of any Building Permits for the proposed single family dwelling on Lot #1.***
3. ***The Preliminary Plat Map shall show all pertinent information required for the proposed on-site waste water treatment system, to include deep hole locations and percolation rates as witnessed. See Section 144-12.A (20) of the Town Code.***

4. *The Preliminary Plat Approval is valid for a period of 180 days from today. Once all conditions of Preliminary Plat Approval have been met and all required signatures are affixed, the Planning Board Chairperson will sign the Preliminary Plat Map and place it on file in the Town Development Office.*
5. *The Planning Board Chairperson is not to sign a Final Plat Map until first a Preliminary Plat Map with all conditions of approval shown thereon has been submitted and signed.*
6. *The Planning Board determines that parkland is not a condition of preliminary plat approval for this application.*
7. *The Planning Board determines that a Park and Recreation Fee in an amount established by the Town Board per resolution dated August 19, 2008 is to be paid at the time of issuance of building permits.*
8. *All site lighting shall be compliant with the Town's Lighting Regulations, Chapter 165, Section 64 of the Town Code. The Preliminary Plat map shall contain a note to this effect.*

The applicant said he understood and agreed to the conditions. Mr. Herendeen moved to approve the Preliminary Plat with the conditions and Mr. Kleman seconded the motion.

The following roll call vote was taken and recorded:

Meg Godly—aye

Ron Herendeen—aye

Robert Kleman—aye

Scott Makin—aye

David Degear—excused

The Preliminary Plat with the conditions was approved by a vote of four ayes. Mr. Venezia thanked the Board and said he will return on October 7th.

DISCUSSION

OPEN DISCUSSION

Report: Director of Development

1. PB resolution requesting an extension for preliminary plat action, James Crane PB 0705-09

Mr. Brand reminded the Board members that they closed the public hearing on this application at a previous meeting. They now have 62 days to render a decision. Unfortunately, the 62 days will run out before the next Board meeting and the Town Board will not meet for a public hearing on the local law until September 22nd. The Director of Development said he has spoken with Mr. Crane who is willing to request an extension until the October 7th Planning Board meeting. He asked for a resolution for him to draw up a request for Mr. Crane to approve this extension. Ms. Godly made the motion and Mr. Herendeen seconded it. In a voice vote, all four Board members voted aye. Mr. Brand said he will work on the precise wording of this with Clerk O'Malley tomorrow.

2. Letter of Credit Release #2, Auburn Meadows Subdivision Section 3

Mr. Brand explained that the Town has received a request from MRB Group, the Town Engineers, to approve a partial release from this letter of credit. The Town Department Heads have signed off on the release. It is now up to the Planning Board to recommend that the Town Board take action to approve this request to release \$80,684.54. Mr. Makin made the motion with Mr. Kleman seconding. In a voice vote, all four Board members present voted aye and the motion was passed.

3. Saratoga Crossing

Mr. Brand announced that a letter of credit is being reviewed by the Town Engineers and the Construction Inspector before being presented to the Town Board for approval. This will allow construction to start soon. The Director of Development explained that this is for the Planning Board's information—no action is required.

4. The Urgent Care Facility

Mr. Brand asked if there are new plans available. It was explained that the Board members received the old ones in their packets. Mr. Kofahl said that the new ones will be available on Friday for Chairman Degear's signature. Conditional approval was given without the Board's reviewing the plans because the bank had a deadline for the funding.

5. Auburn Meadows Subdivision Section 2 South Tree Plantings along Lots #231-237 and Canandaigua- Farmington Townline Road

Mr. Brand explained that a letter has been received today from Walt Baker for Auburn Meadows Subdivision. In it, he requests a modification to the trees to be planted in the above referenced locations. RGE has positioned their underground services in the same location as the planned one foot berm. This could alter the drainage to flow onto the sidewalk and into the subdivision lots. Instead, they want to eliminate the berm.

The Director of Development said he and the Code Enforcement Officer (CEO) have reviewed the plat map which shows the berm as a buffer area with an easement to the Town. They question its being granted now to RG&E. With the agreement of the Planning Board, Mr. Kofahl, Mr. Brand and the Town Attorney will draft a letter asking for more information. The height of the berm is another issue to be resolved. No other action can be taken tonight.

Mr. Makin asked if the Town could obtain other concessions from the developer. Mr. Kofahl said that the berm must be installed as agreed and approved. Mr. Brand added that the letter asks the Planning Board to amend a condition of Final Plat approval to move the trees farther from the sidewalk and to do only a one foot berm.

6. Auburn Meadows Subdivision and the Approved Overall Sidewalks through the Project

Mr. Brand added that a second letter from Mr. Baker was received today. It asked the Town's consideration to relocate the sidewalk to tie the Town Park access with the Trail System and the Estates at Beaver Creek future Town Park access. This would add 630 lineal feet of sidewalk. The Director of Development pointed out that this would make sense and be a benefit to the Town.

Mr. Kofahl said that he has not yet seen this letter. He commented that, since this subdivision is under Incentive Zoning, the Town Board will need to act on any changes. The Planning Board will be asked to make a recommendation.

Mr. Brand pointed out that the terms of the Incentive Zoning include a specific number of lineal feet of sidewalk. The CEO will have to verify that they are providing more, not less.

The Planning Board members agreed to wait for Mr. Kofahl's review before making a recommendation.

7. The Broadway Theater League Relocation

Mr. Brand said he attended meetings today with the BTL and the Racetrack about a possible site for the theater on the grounds of the Finger Lakes Gaming and Racing facility. At a press conference yesterday, it was announced that Farmington is one of 10 sites under consideration. The Director of Development added that Farmington has a strong application with excellent highway access, water and sewer connections, sufficient parking and 200 acres of empty land on the site. A theater to serve

3,000 people is possible and the nearby Fire Association has equipment able to handle a six-story structure.

Mr. Kleman asked about acreage. Mr. Brand said they want 15-20 acres. He offered to provide information for the Board packets next week.

Mr. Brand explained that Lori Benson is interested in using this as an educational opportunity for her students. This would meet NYS educational standards for the developmentally disabled.

Ms. Godly said that this would be a good project for Farmington. The Board members agreed. Mr. Makin said that access from Syracuse, Rochester and Buffalo would be very easy. Mr. Brand agreed, saying it would be promoted as a Finger Lakes facility.

The Board members discussed the need for architectural standards as the center of Farmington gets built up. Ms. Godly said having these in place would ensure “a positive, smooth process” for any new applications. Mr. Brand pointed out that the State would control the decisions for any construction on their site. However, he said that they should have a draft version of the standards to review by their first meeting in October.

Code Enforcement Officer

1. Saratoga Crossing

Mr. Kofahl said that the plans have been received today and they are planning occupation of the first building by the end of this year.

2. Senior Citizen Housing

There is a meeting on Monday about this. Construction will be starting soon.

PUBLIC COMMENTS:

There were no public comments.

ADJOURNMENT:

The next meeting of the Planning Board will be at the Town Hall on Wednesday, September 16, 2009 at 7 p.m.

Mr. Kleman made a motion to adjourn with Ms. Godly seconding it. In a voice vote, all five Board members voted aye to adjourn at 7:55 p.m.

These minutes were taken and respectfully submitted by

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