

**TOWN OF FARMINGTON PLANNING BOARD**

**July 1, 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, Acting Chairperson  
Ron Herendeen  
Robert Kleman  
Excused: Scott Makin; David Degear

Also present: Town of Farmington Director of Development and Planning Ron Brand; Town of Farmington Code Enforcement Officer, Floyd Kofahl

Arriving later: David Reidman, Farmington Storage and At Home Offices.

**OPEN MEETING:**

The meeting was called to order at 7:01 p.m. After everyone recited the Pledge of Allegiance, Acting Chairperson Godly noted that no members of the public were present.

**APPROVAL OF THE MINUTES OF THE JUNE 17, 2009 MEETING:**

Mr. Herendeen made a motion to approve the Minutes of the June 17<sup>th</sup> Planning Board meeting with a correction. Mr. Kleman seconded the motion. In a voice vote, the three Board members present voted aye to approve the Minutes.

**LEGAL NOTICES:** *none*

**PUBLIC HEARINGS:**

**SITE PLAN APPROVALS:**

**PB 0302 –09 PRELIMINARY 63 LOT SUBDIVISION APPLICATION**  
**NAME: A & D DEVELOPMENT, 22 WHITESTONE LANE, ROCHESTER,**  
**NY 14618**  
**LOCATION: ESTATE OF BEAVER CREEK. EAST SIDE OF NEW**  
**MICHIGAN ROAD AND ON THE NORTH SIDE OF**  
**TOWNLIN RD**  
**ZONING DISTRICT: RR-80 DISTRICT/ TL278 CLUSTER**  
**REQUEST: Request a 63 lot subdivision approval for the purpose of cluster**  
**development (TL278) for single family homes. CONTINUED**

The Development Director reminded the Planning Board that it must await the results of a Phase I Environmental Audit of the property and a determination from the State Office of Parks, Recreation and Historic Preservation (SHPO) on the findings of the Phase I Audit before being designated the Lead Agency and making the required determination of significance. He

explained that he received an e-mail today from Walter Baker, DSB Engineers, which stated that the SHPO response will not be available for at least a couple of weeks. The e-mail also identified a report from Scott A. Crowder at the Rochester Museum and Science Center (RMSC) indicating that the RMSC would not be available for DSB's review until the end of next week. For these reasons, Mr. Brand recommended that the Planning Board continue the public hearing and table action until the August 19<sup>th</sup> meeting.

Mr. Kleman made the motion with Mr. Herendeen seconding. The following roll call vote was taken and recorded:

Meg Godly—aye

Ron Herendeen—aye

Robert Kleman—aye

Scott Makin—excused

David Degear—excused

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

**PB 0501-09 PRELIMINARY SITE PLAN APPLICATION**

**NAME: DAVID REIDMAN 45 EAST AVE, ROCHESTER, NY 14504**

**LOCATION: 6299 NYS ROUTE 96**

**ZONING DISTRICT: GB**

**REQUEST: To construct a 1,420 square foot office addition. CONTINUED**

Since the applicant was not present, Ms. Godly asked Mr. Brand for an update on this application. At this point in the meeting, Mr. Reidman arrived.

The Development Director told the Board members that the Town Zoning Board of Appeals (ZBA) granted a variance for the front setback for this application at their June 22<sup>nd</sup> meeting. However, a side setback is still needed. If the Board members wish, he said, they can do preliminary approval tonight subject to ZBA approval of the variance needed on July 27.

The Code Enforcement Officer (CEO), Mr. Kofahl, showed the Board members where the two setbacks needing variances are located on the plans. The location in the MTOD (Major Thoroughfare Overlay District) increases the size of the setbacks needed, he explained.

Mr. Herendeen asked if there are any issues for emergency vehicle access. The CEO responded that fire trucks would come from the mobile home park side of the property since the swale and hedgerow prevent access from the other side.

Mr. Reidman explained that the building will serve as a design and sales center for his home building operation. The design is intended to make the structure appear more residential. The staff can also deal with the storage facility operations.

Ms. Godly asked about parking. The applicant said there will be one staff person and four parking spaces. The Acting Chairperson then inquired about the hours of operation was told 8 a.m. to 5 p.m. Tuesday through Friday with shorter hours on Saturday and Sunday. She also asked about signage. Mr. Reidman said there will be a new sign but he does not have any specifics tonight. The CEO advised him that a sign rendition will be needed for final approval. Ms. Godly added that lighting and landscaping information will be needed at the time of final site plan approval.

Ms. Godly asked if more information is needed at this time. Mr. Kofahl said that there is sufficient information to act on preliminary approval.

Mr. Herendeen asked if there are any Code issues. The CEO replied that Ms. Godly has covered these.

Mr. Brand advised the applicant to have all information for final site plan approval ready to present to the ZBA on July 27<sup>th</sup>. Mr. Reidman agreed to have BME Group provide this by Friday, July 16<sup>th</sup>, to go into the ZBA packets. The Development Director added that any erosion control information is also needed.

Mr. Brand explained that this application requires a Type II Action SEQR. Ms. Godly moved to waive the reading of this common SEQR with Mr. Kleman seconding her motion. All three Board members present voted aye in a voice vote to pass the motion.

Next, Mr. Herendeen moved to approve the SEQR with the Mr. Kleman seconding his motion. The following roll call vote was taken and recorded:

Meg Godly—aye

Ron Herendeen—aye

Robert Kleman—aye

Scottt Makin—excused

David Degear—excused

The Type II Action SEQR resolution was adopted by a unanimous aye vote of the three Board members present.

At the Acting Chairperson's request, the Clerk read aloud the draft preliminary site plan resolution with the following conditions:

1. ***The title of the drawing is to read "Preliminary Site Plan At Home Offices, 6299 NYS Route 96".***
2. ***Preliminary Site Plan approval is subject to the Town Zoning Board of Appeals granting the requested side yard setback area variance at their meeting on July 27, 2009.***
3. ***The Preliminary Site Plan shall be amended to identify the two area variances from the Town Zoning Board of Appeals, to include the file numbers and the dates granted.***
4. ***Preliminary Site Plan Approval is valid for a period of 90 days from today and shall expire unless the Final Plan has been signed and filed in the Town Development Office or extended by the Planning Board at a later date and by separate resolution.***
5. ***Once all conditions of Preliminary Site Plan Approval have been met, the Planning Board Chairperson's signature must be affixed to the plan map and filed in the Town Development Office.***
6. ***The Planning Board determines that parkland is not a condition of Preliminary Site Plan approval for this application.***
7. ***All site lighting shall be compliant with the Town's Lighting Regulations, Chapter 165 of the Town Code. There is to be a note added to the Final Plan which reads as follows: "All site lighting shall be compliant with the Town Code Chapter 165".***
8. ***All erosion control measures shall be installed and inspected by the Town Code Enforcement Officer or his/her representative prior to any permits being issued. This statement is to be noted on the Final site plan.***
9. ***Third party inspections may be required by the Town C.E.O. at the expense of the owner/developer.***

**10. The revision box shall be amended to reflect all conditions of preliminary approval.**

The applicant said he understood and agreed to the conditions. Mr. Herendeen moved to approve the draft preliminary site plan resolution with the conditions. 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—excused

David Degear—excused

The preliminary site plan resolution with the conditions was adopted by a unanimous aye vote of the three Board members present.

The Board members noted that final site plan approval should be on the August 19<sup>th</sup> agenda.

**OPEN DISCUSSION:**

**DIRECTOR OF DEVELOPMENT REPORT:**

Mr. Brand noted that two color renditions of the Cobblestone Arts Center sign have been received as requested. Mr. Kofahl confirmed that they meet Code requirements. The three Board members reviewed the drawings and agreed that Chairman Degear should sign them.

The Development Director also informed the Board that there will be a meeting on the Town recreation survey at 6:30 p.m. on July 29<sup>th</sup>. Ms. Godly asked that the Board members be provided with information in advance of the meeting.

**CODE ENFORCEMENT OFFICER REPORT:**

Mr. Kofahl said that construction on the Aldi's store is progressing. They hope to open in October. He also said that KFC's parking lot has been cold patched which meets the intent of the violation notice. However, the owner still plans to close in September. The Board members expressed a hope that business would improve now that the parking lot is accessible again and that it would remain open.

Mr. Kofahl also reported that the sidewalk for Boom Towne is being installed and that they plan to have more dog shows.

The CEO concluded by saying that the Board will soon receive an application for senior housing next to Hansen Steel on County Road 41.

**PUBLIC COMMENTS:**

There were no public comments.

**ADJOURNMENT:**

The next meeting of the Planning Board will be at the Town Hall on Wednesday, July 15<sup>th</sup>, at 7 p.m.

Mr. Kleman made a motion to adjourn with Mr. Herendeen seconding it. In a voice vote, all three Board members present voted aye to adjourn at 7:38 p.m.

These minutes were taken and respectfully submitted by

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