

**TOWN OF FARMINGTON PLANNING BOARD
ACTION RESOLUTION – PRELIMINARY PLAT**

PB # 0201-12

APPLICANT(S): MR. & MRS. JOHN MORRISSEY

ACTION: PRELIMINARY PLAT APPROVAL WITH CONDITIONS, 2 LOT SUBDIVISION OF LAND, LOTS #1 AND #2, ANTHONY MANDRINO SUBDIVISION.

WHEREAS, the Town of Farmington Planning Board (hereinafter referred to as Planning Board) has considered the above referenced Application and has made a Determination of Significance thereon under the State Environmental Quality Review (SEQR) Regulations; and,

WHEREAS, the Planning Board has reviewed the public record on said Action.

NOW, THEREFORE, BE IT RESOLVED that the Planning Board Approves without Conditions; Approves with the following Conditions; or Denies the application for the following reasons:

1. This Preliminary Plat approval is for the subdivision only of 45.761 acres of land, identified as Tax Map # 41.00-1-30.111 into two separate tax accounts. It is based upon the Preliminary Subdivision Plat Map prepared by John A. Greene & Associates, Professional Land Surveyors, with a date of January 16, 2012, identified as Job No. 11-2318 and entitled “Preliminary Subdivision of Parcel 1 of the Anthony Mandrino Subdivision.”
2. The title of the Preliminary Plat is to be changed to read “Preliminary Plat, Lots #1 and #2, of the Anthony Mandrino Subdivision.
3. The references on the drawing to “Lot Parcel 1 A” and “Lot Parcel 1 B” are to be changed to read “Lot 1” and “Lot 2.”
4. Note number 5 on the drawing, that reads ... “Site does not contain any Federal or State Wetland area per U.S. Fish and Wildlife Service Mapping,” is to be changed to read ... “Site does not contain any Federal Freshwater Wetland area per U.S. Fish and Wildlife Service Mapping, or any State Freshwater Wetland area per New York State Freshwater Wetlands Map, Ontario County Map number 8 of 22.”
5. The Planning Board determines that parkland is not a condition of Preliminary Plat approval for this application. The Preliminary Plat Map shall contain a note to this effect.
6. The Note 4 on the drawing is to be changed to read ... “The Planning Board determines that a Park and Recreation Fee will be required pre-requisite for building permits for both Lot #1 and Lot #2.”
7. There is to be a Note 7 added to the drawing that reads... “ There will be a charge back that is required to be paid at the time development occurs on either Lot #1 or Lot #2 prior to the issuance of Building Permits.”

8. Two paper prints of the revised Preliminary Plat Map are to be submitted for signing by the Planning Board Chairperson. One signed, one set will be returned to the applicant, the other will be filed in the Town Development Office. If the Land Surveyor desires their own copy of the signed maps, then one additional set shall be submitted for signing.
9. 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 shown on the Preliminary Plat, the Planning Board Chairperson will sign the Preliminary Plat Map and place it on file in the Town Development Office.
10. _____

11. _____
12. _____

The above Resolution was offered by _____ and seconded by _____, at a regular scheduled Planning Board Meeting held on Wednesday, February 15, 2012. Following discussion, the following roll call vote was recorded:

Scott Makin	-
Mary Neale	-
Ron Herendeen	-
Meg Godly	-
David Degear	-

I, Leslie C. O'Malley, Clerk to the Board, do hereby attest to the accuracy of the above Resolution being acted upon and recorded in the minutes of the Farmington Planning Board for the February 15, 2012 meeting.

Leslie C. O'Malley, Ph.D., Clerk to the Board L.S.

**TOWN OF FARMINGTON PLANNING BOARD RESOLUTION
CRITERIA FOR DETERMINING SIGNIFICANCE
ACTION - 2 Lot Preliminary Plat Anthony Mandrino Subdivision**

PB # 0201 - 12

APPLICANT(S): Mr. & Mrs. John Morrissey

Whereas, the Town of Farmington Planning Board (hereinafter referred to as Planning Board) has determined the proposed Preliminary Subdivision Plat referenced above (hereinafter referred to as Action) to be an Unlisted Action under Part 617 of the State Environmental Quality Review (SEQR) Regulations; and

Whereas, the Planning Board has conducted a public meeting upon said Action and has given consideration to the comments provided; and

Whereas, the proposed Action involves only the dividing of a 45.761 acre parcel of land into two lots with no proposed development at this time on either lot; and

Whereas, the applicants understand that prior to the issuance of any building permits for either lot that they shall make application for site plan approval by the planning board and shall be required to provide supplemental environmental information for the record; and

Whereas, the Planning Board has given consideration to the criteria for determining significance as set forth in Section 617.7 (c) (1) of the SEQR Regulations and the information contained in Parts I and II of the Short Environmental Assessment Form submitted with this application.

Now, therefore, be it resolved that the Planning Board has reasonably concluded the following impacts are expected to result from the proposed Action, when compared against the criteria in Section 617.7 (c):

- (i) there will not be a substantial adverse change in existing air quality, ground or surface water quality or quantity, traffic noise levels; a substantial increase in solid waste production; a substantial increase in potential for erosion, flooding, leaching or drainage problems;
- (ii) there will not be large quantities of vegetation or fauna removed from the site or destroyed as the result of the proposed Action; there will not be substantial interference with the movement of any resident or migratory fish or wildlife species as the result of the proposed Action; there will not be a significant impact upon habitat areas on the site; there are no known threatened or endangered species of animal or plant, or the habitat of such species; or, are there any other significant adverse impacts to natural resources on the site;
- (iii) there are no known Critical Environmental Area(s) on the site which will be impaired as the result of the proposed Action;

- (iv) the overall density of the site is not consistent with the Town's Comprehensive Plan land use recommendations;
- (v) there are no known important historical, archeological, architectural, or aesthetic resources on the site, or will the proposed Action impair the existing community or neighborhood character;
- (vi) there will not be a major change in the use of either the quantity or type of energy resulting from the proposed Action;
- (vii) there will not be any hazard created to human health;
- (viii) there will be a change in the use of current active agricultural land that continues to receive an agricultural use tax exemption and that will ultimately result in the loss of ten acres of such productive farmland;
- (ix) there will not be a large number of persons attracted to the site for more than a few days when compared to the number of persons who would come to such a place absent the Action;
- (x) there will not be created a material demand for other Actions that would result in one of the above consequences;
- (xi) there will not be changes in two or more of the elements of the environment that when considered together result in a substantial adverse impact; and
- (xii) there are not two or more related Actions which would have a significant impact on the environment.

Be it further resolved that based on the information and analysis above and the supporting documentation referenced above, the proposed Action WILL NOT result in any significant adverse environmental impacts.

Be it finally resolved that the Planning Board does hereby make a Determination of Non-Significance on said Action and directs the Planning Board Chairman to sign and date the Environmental Assessment Short Form and to file copies thereof as provided for under the SEQR Regulations.

The above resolution was offered by _____ and seconded by _____ at a meeting of the Planning Board held on Wednesday, February 15, 2012. Following discussion thereon, the following roll call vote was taken and recorded:

Scott Makin -
 Meg Godly -
 Ron Herendeen -
 Mary Neale -
 David Degear -

I, Leslie C. O'Malley, Clerk of the Board, do hereby attest to the accuracy of the above Resolution being acted upon and recorded in the minutes of the Farmington Planning Board for the Wednesday, February 15, 2012 meeting.

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

PART II – ENVIRONMENTAL ASSESSMENT (To be completed by Agency) PB #0201-12 2-lot

<p>DOES ACTION EXCEED ANY TYPE I THRESHOLD IN 6 NYCRR, PART 617.12? If yes, coordinate the review process and use the FULL EAF. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>
<p>A. WILL ACTION RECEIVE COORDINATED REVIEW AS PROVIDED FOR UNLISTED ACTIONS IN 6 NYCRR, PART 617.6? If No, a negative declaration may be superseded by another involved agency. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>
<p>B. COULD ACTION RESULT IN ANY ADVERSE EFFECTS ASSOICATED WITH THE FOLLOWING: (Answers may be hand written, if legible) There are no significant adverse impacts associated with the proposed two lot subdivision of land based upon the Planning Board's review of the following criteria.</p> <p>C.</p> <p>C1. Existing air quality, surface or groundwater quality or quantity, noise levels, existing traffic patterns, solid waste production or disposal potential for erosion, drainage or flooding problems: Explain briefly: The Subdivision Plat proposes no development of land and only the subdividing of a 10.001 acre lot from the overall 45.761 acre parcel of land. Prior to the issuance of any building permits for the development of this single family site supplemental information is to be provided to the planning board.</p> <p>C2. Aesthetic, agricultural, archaeological, historic, or other natural or cultural resources; or community or neighborhood character? Explain briefly: The Planning Board finds the proposed action will not have a significant adverse impact upon any of these elements of the environment.</p> <p>C3. Vegetation or fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly: The Planning Board finds the proposed action will not affect any of these elements of the environment based upon their review of the Subdivision Plat.</p> <p>C4. A community's existing plans or goals as officially adopted, or a change in use or intensity of use of land or other natural resources? Explain briefly: The Planning Board finds the proposed land subdivision is not consistent with the community's existing comprehensive plan land use recommendations. There will be a change in intensity of land use and there will be a loss of active farmland that is located within an existing County Agricultural District.</p> <p>C5. Growth, subsequent development, or related activities likely to be induced by the proposed action: Explain briefly: The proposed action will create growth and subsequent development in this area of the community.</p> <p>C6. Long term, short term, cumulative, or other effects not identified in C1-C5? Explain briefly: The Planning Board finds that there will be no short term impacts associated with the proposed division of land.</p> <p>C7. Other impacts (including changes in use of either quantity or type of energy? Explain briefly:</p> <p align="center"><i>The Planning Board has given consideration to the Criteria for determining the impacts upon the environment and finds that the increase in energy consumption will not have a significant impact upon the environment. See attached Planning Board Resolution for the Determination of Significance.</i></p>
<p>D. WILL THE PROJECT HAVE AN IMPACT ON THE ENVIRONMENTAL CHARACTERISTICS THAT CAUSED THE ESTABLISHMENT OF A CRITICAL ENVIRONMENTAL AREA (CEA)? The Town has no CEAs <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, explain briefly</p>
<p>E. IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, explain briefly</p>

Preliminary Plat

PART III – DETERMINATION OF SIGNIFICANCE (To be completed by Agency)

INSTRUCTIONS: For each adverse effect identified above, determine whether it is substantial, large, important or otherwise significant. Each effect should be assessed in connection with its (a) setting (i.e. urban or rural); (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude. If necessary, add attachments or reference supporting materials. Ensure that explanations contain sufficient detail to show that all relevant adverse impacts have been identified and adequately addressed. If question D of Part II was checked yes, the determination and significance must evaluate the potential impact of the proposed action on the environmental characteristics of the CEA.

<input type="checkbox"/> Check this box if you have identified one or more potentially large or significant adverse impacts which MAY occur. Then proceed directly to the FULL EAF and/or prepare a positive declaration.
<input checked="" type="checkbox"/> Check this box if you have determined, based on the information and analysis above and any supporting documentation, that the proposed action WILL NOT result in any significant adverse environmental impacts AND provide on attachments as necessary, the reasons supporting this determination:

Farmington Planning Board

February 15, 2012

Name of Lead Agency

David Degear

Date

Planning Board Chairperson

Print or Type Name of Responsible Officer In Lead Agency

Title of Responsible Officer

Signature of Responsible Officer in Lead Agency
(responsible officer)

Signature of Preparer (If different from

2

Ronald L. Brand

Town Planner