

Town of Farmington

1000 County Road 8
Farmington, New York 14425

PLANNING BOARD
Wednesday, January 2, 2019, 7:00 p.m.

MINUTES—APPROVED

The following minutes are written as a summary of the main points that were made and are the official and permanent record of the actions taken by the Town of Farmington Planning Board. Remarks delivered during discussions are summarized and are not intended to be verbatim transcriptions. An audio recording of the meeting is made in accordance with the Planning Board adopted Rules of Procedure. The audio recording is retained for 12 months.

Board Members Present: Edward Hemminger, *Chairperson*
Adrian Bellis
Shauncy Maloy
Mary Neale
Douglas Viets

Staff Present:
Lance S. Brabant, CPESC, Town of Farmington Engineer, MRB Group D.P.C.
Ronald L. Brand, Town of Farmington Director of Development and Planning
David Degear, Town of Farmington Water and Sewer Superintendent
Don Giroux, Town of Farmington Highway and Parks Superintendent
James Morse, Town of Farmington Code Enforcement Officer
John Weidenborner, Assistant Chief, Farmington Volunteer Fire Association

Applicant Present:
James Barbato, Pride Mark Homes, 1501 Pittsford–Victor Road, Suite 200, Victor, N.Y. 14564
Frank DiFelice, DiFelice Development Corporation, 91 Victor Heights Parkway,
Victor, N.Y. 14564
Edward G. Parrone, P.E., Parrone Engineering, 349 West Commercial Street, Suite 3200,
East Rochester, N.Y. 14445
Mike Yaeger, Parrone Engineering, 349 West Commercial Street, Suite 3200,
East Rochester, N.Y. 14445

Resident Present:
Gerald A. Bloss, 81 Gannett Road, Farmington, N.Y. 14425

Town Board Appointments to the Planning Board:
At the Organizational Meeting on January 2, 2019, the Farmington Town Board reappointed Edward Hemminger to serve as Planning Board Chairperson for a one-year term to expire on December 31, 2019.

The Town Board also reappointed Douglas Viets to serve on the Planning Board for a five-year term to expire on December 31, 2023.

Mr. Hemminger and Mr. Viets took their respective places upon the Planning Board.

Planning Board Members and Terms of Office:

Adrian Bellis	Appointed 2015	Term expires December 31, 2019
Shauncy Maloy	Appointed Jan. 23, 2018	Term expires December 31, 2020
Ed Hemminger	Appointed 2017	Term expires December 31, 2021
Mary Neale	Appointed 2018	Term expires December 31, 2022
Douglas Viets	Appointed 2019	Term expires December 31, 2023

1. MEETING OPENING

The meeting was called to order at 7:00 p.m. After the Pledge of Allegiance was recited, Mr. Hemminger explained the emergency evaluation procedures. He asked everyone to please sign in and requested cell phones and other devices be set on silent mode.

Mr. Hemminger said the meeting would be conducted according to the Rules of Procedure approved by the Planning Board on March 7, 2018.

2. APPROVAL OF MINUTES OF DECEMBER 19, 2018

■ A motion was made by MS. NEALE, seconded by MR. BELLIS, that the minutes of the December 19, 2018, meeting be approved.

Motion carried by voice vote. Mr. Maloy abstained due to his absence from the meeting on December 19, 2018.

3a. NEW FINAL SUBDIVISION PLAT

PB #0101-19 New Final Subdivision Plat Application

Name: DiFelice Development Corporation, 91 Victor Heights Parkway, Victor, N.Y. 14564

Location: Redfield Grove Incentive Zoning Project, Section 2:
Redfield Grove Subdivision, west of Hook Road and opposite King Hill Drive

Zoning District: IZ Incentive Zoning

Request: Final Subdivision Plat approval for Phase 2 of the Redfield Grove Incentive Zoning Project, proposing 34 single-family residential lots, two commercial lots and one lot remaining vacant for the stormwater detention facility

3b. NEW SITE PLAN

PB #0102-19 New Site Plan Application

Name: DiFelice Development Corporation, 91 Victor Heights Parkway, Victor, N.Y. 14564

Location: Redfield Grove Incentive Zoning Project, Section 2:
Redfield Grove Subdivision, west of Hook Road and opposite King Hill Drive

Zoning District: IZ Incentive Zoning

Request: Final Site Plan approval for Phase 2 of the Redfield Grove Incentive Zoning Project, proposing 34 single-family residential lots, two commercial lots and one lot remaining vacant for the stormwater detention facility

The Farmington Town Board approved the State Environmental Quality Review (SEQR) determination of non-significance on the Redfield Grove Incentive Zoning Project on December 23, 2014 (Resolution #527-2014).

The Farmington Town Board approved Local Law #5 of 2015 on February 24, 2015, to amend the Town Official Zoning Map and establish the Redfield Grove Incentive Zoning Project on three tax account parcels consisting of 16.5 acres of land (Restricted Business and Limited Industrial), 5.6 acres of land (R-1-10 Residential Single Family) and 0.89 acres of land (General Business).

The Preliminary Overall Subdivision Plat approval for the Redfield Grove Incentive Zoning Project was approved by the Planning Board on September 16, 2015 (PB #0704.2-15).

The Final Subdivision Plat and Site Plan approval for Section 1 (32 lots) were approved by the Planning Board on May 4, 2016 (PB #0505-16).

An amendment to the Final Site Plan for Section 1 was approved by the Planning Board on June 6, 2018 (PB #0602-18).

An amendment to the Final Site Plan for Section 1, Lot #36, was approved by the Planning Board on September 19, 2018.

Mr. Hemminger concurrently opened the discussion on PB #0101-19 (Redfield Grove Final Subdivision, Phase 2) and PB #0102-19 (Redfield Grove Final Site Plan, Phase 2).

Mr. Parrone (Parrone Engineering) presented this application. Mr. DiFelice (DiFelice Development Corporation), Mr. Barbato (Pride Mark Homes) and Mr. Yaeger (Parrone Engineering) also attended.

Mr. Maloy recused himself from participating in this application. He said that he is a former staff member at Parrone Engineering and that during his employment there he worked on the Redfield Grove project, although not extensively. Mr. Maloy then stepped away from the Planning Board.

Mr. Parrone provided the following information on these applications:

- Phase 2 of the Redfield Grove Incentive Zoning Project includes 34 residential lots for single-family townhomes, two commercial lots and one lot remaining vacant for the stormwater detention facility.
- As part of Phase 2, a right-turn lane will be installed at the intersection of State Route 96 and Commercial Drive.
- The right of way through the existing portion of Commercial Drive will be extended by 10 feet (from 50 feet to 60 feet), along with a five-foot-wide concrete sidewalk to connect the sidewalk in Phase 1 with the sidewalk in Phase 2. The sidewalk and ramps will cross the intersection of Redfield Drive and Commercial Drive, and continue within the 10-foot-wide strip of right of way located along the west side of proposed Lots #66 through #70 and proposed Lot #74, as required by the Town Board Incentive Zoning approval.
- The five-foot-wide sidewalk will be extended within the easement located along the south side of Lot #6 connecting to the right of way for Willis Road and the sidewalk along the east side of the extension of Redfield Drive, as required by the Town Board Incentive zoning approval.
- A sidewalk will be installed toward the future extension of Commercial Drive (the former Iverson property).
- Ten exterior lights will be introduced on the east side of Redfield Drive. The lights will be installed on one side of the road, similar to the installation of lights in Phase 1.
- To comply with the revised Town specifications for the reduction in the width of pavement (from 24 feet in width to 22 feet in width), the transition will be located at the point where Phase 1 abuts Phase 2. The width of 22 feet also will be used for the realignment of Commercial Drive, which will be part of Phase 2.

- An existing storm drainage facility has been removed. Drainage from Commercial Drive will flow into a new stormwater detention facility. Stormwater will then flow into the Phase 1 facility which ultimately discharges into the major tributary under Hook Road.
- Connections for Phase 2 townhomes will be made to the existing sanitary sewers and the existing water service on Commercial Drive.

Mr. Parrone acknowledged receipt of the draft resolution which had been prepared by the Town staff and which had been distributed to Planning Board members and the applicant prior to the meeting. He asked about Mr. Brand's comment via e-mail regarding the removal of several trees. Mr. Parrone said that these trees must be removed for the installation of sidewalks.

Mr. Parrone discussed an e-mail dated December 31, 2018, from Town Constuction Inspector Matt Heilmann regarding the location of storm sewer lateral clean-out ends under driveways in several lots on the south side of Redfield Drive in Phase 1. Mr. Parrone said that the plans for Phase 2 have been reviewed with the developer and the builder to assure that no clean-outs will be located under driveways in Phase 2. Mr. Hemminger asked about the flipping of structures on the lots which could cause this to occur. Mr. Parrone said that it is their desire not to have these clean-outs located under driveways.

Mr. Parrone discussed the landscaping plan which was provided. He said that vegetative buffering and a fence would be installed to buffer the development from the adjacent homes in the Sunny Acres residential development to the south. He said that foundational plantings would be installed in front of the townhomes and around the monument sign, similar to the existing plantings around the Phase 1 sign.

Mr. Brand referred to draft conditions of approval 1 (h) and 1 (i) regarding the landscaping specifications required by the Town Board Incentive Zoning approval. Mr. Parrone said that a landscaping sheet with the site plan confirms the compliance with these conditions of approval. Mr. Brand requested that evidence of compliance with the planting schedule and detailed costs totaling \$7,500 be provided, as agreed by the applicant in the Incentive Zoning approval. Mr. Parrone and Mr. DiFelice said that this documentation will be provided.

Mr. Parrone acknowledged receipt of the MRB Group engineering comments in a letter from Mr. Brabant dated January 2, 2019. He said that he will be reviewing these comments and that there could be some duplication with the comments in the draft resolution.

Mr. Parrone said that the design and style of the townhomes in Phase 2 will be consistent with the design and style of the townhomes in Phase 1. He said that Mr. DiFelice and Mr. Barbato are pleased with the success of Phase 1, that sales are good, and that they endeavor to provide a quality project.

Mr. Brand asked about the extension of Commercial Drive to the applicant's property line to provide access for the adjacent New Energy Works (1180 Commercial Drive) to a future road. Mr. Parrone said that the applicant will provide a gravel and stone base for a hammerhead turnaround at the property line. Mr. Brand said that the turnaround has to be a paved surface and should align with the entrance to the New Energy Works site.

Mr. Morse acknowledged receipt of the MRB Group engineering comment letter today.

Mr. Morse asked about the payment by the applicant of \$25,000 for the sewer improvements, as required by the Town Board Incentive Zoning approval. Mr. DiFelice said that this payment was made prior to the start of Phase 1. He said that he will have his bookkeeper confirm that the payment was made and that documentation will be provided.

Mr. Giroux discussed the proposed hammerhead turnaround which is required at the applicant's property line at Commercial Drive. Mr. Parrone said that a hammerhead turnaround is shown on the plans. Mr. Giroux said that the turnaround has to be a paved surface, not gravel and stone. He also said that Commercial Drive would need to be extended to the property line and that the submitted drawings need to be revised. Mr. Parrone agreed to these changes being made.

Mr. Degear said that all water and sewer department concerns have been addressed. Mr. Parrone discussed the extensive information which was requested by the New York State Department of Health (DOH) regarding all the sewers and lift stations in the Town during the planning of Phase 1. Mr. Degear said that he was unsure why the DOH required such extensive information at that time regarding services in other areas of the Town. Mr. Parrone said that he has had similar DOH requests with projects in Victor, N.Y., as well. Mr. Degear said that this information is now available if the DOH makes a similar request during its review of Phase 2 plans.

Mr. Brabant said that most of his engineering comments concern adherence to the Town's site design criteria, erosion control elements, and drainage issues. He requested that the plans be reviewed to assure that the stormwater detention facilities in Phase 2 are consistent with the stormwater facilities in Phase 1.

Mr. Brabant discussed an existing easement on Redfield Drive, which was part of Phase 1, which will be abandoned following Phase 2 construction. Mr. Parrone asked if the Town Board would be required to formally act to abandon the easement. Mr. Brand and Mr. Brabant suggested that Mr. Parrone provide the information for the new easement to Mr. Heilmann (the Town Construction Inspector). Mr. Brand said that the Town Board is expected to take concurrent action to formally abandon the existing easement and to approve the new easement, and to require it to be filed in the Ontario County Clerk's Office.

Mr. Brabant said that the plans for the improvements at State Route 96 and Commercial Drive are to be reviewed and approved by the New York State Department of Transportation (DOT) and that a note is to be added to the plans indicating that there is a separate set of plans detailing the proposed intersection improvements. Mr. Brand said that the

draft Planning Board approval resolution requires that the Final Subdivision Plat and the Final Site Plan are to be provided to Greg Trost, Assistant Resident Engineer, at the Canandaigua office of the DOT.

Mr. Hemminger asked if the access onto Redfield Drive from Commercial Drive is wide enough for fire equipment to make the turn. Assistant Chief Weidenborner said that there should be no issues for fire equipment to make this turn as long as the width of the road is at least two lanes. Mr. Parrone said that the the width of the intersection would be a total 27 feet including the road gutters. Assistant Chief Weidenborner said that generally the fire department response would be directly from Hook Road onto Redfield Drive. Mr. Brand said that this issue had been previously addressed during the Overall Preliminary Site Plan review and approval.

Mr. Brand asked about plans for maintaining tractor-trailer truck access to the adjacent New Energy Works during the reconstruction of the intersection of Commercial Drive and Redfield Drive. Mr. Parrone said that he will coordinate this with a representative of New Energy Works at the time of the Pre-Construction Meeting. Mr. Brand requested that a representative of New Energy Works be invited to attend the Pre-Construction Meeting.

Mr. Brand encouraged Planning Board members and Town staff to tour the model home located in Phase 1. He said that the Redfield Grove project is well done and complimented Mr. Barbato on the model design.

Mr. Degear requested that Mr. Parrone and Mr. DiFelice consider their selection of a contractor to avoid issues which occurred with the previous contractor during construction of Phase 1.

Mr. Brand requested that the contractor remember where there was a water connection across Hook Road from Redfield Drive and that the pavement patch on Hook Road be corrected. Mr. Parrone said that this would be addressed when the weather improves.

Mr. Hemminger asked if anyone in attendance wished to comment on this application.

Mr. Bloss (81 Gannett Road) expressed concern about stormwater drainage flowing from the Redfield Grove site onto the properties in the adjacent Sunny Acres subdivision. He said that issues with water slows occur onto the neighboring properties when work is done on the construction sites located in Phase 1. Mr. Bloss said that his property started getting water when the foundation on House #5 was constructed in Phase 1. He said that things change when the builders do anything on the construction site. Mr. Parrone said that the developer plans to add more field inlets in Phase 2 to direct the surface water flows away from the adjacent subdivision and into the catch basins to remove the stormwater.

Mr. Bloss requested that no more trees be removed. He said the removal of trees and vegetation affects the drainage. Mr. Parrone said that the stormwater facilities will serve

the project and that they have to make it [the system] work. He said that if they do not make the system work, they will not be able to build the development very well.

Mr. Bloss asked about the trees atop the mounds. Mr. Parrone said that no berms are planned in Phase 2.

Mr. DiFelice said that there is a natural stream which flows to the stormwater detention pond located in Phase 1.

Mr. Bloss said that he is not completely happy but that he would be satisfied if the drainage would be returned to the way it used to be [prior to the development of Redfield Grove].

Mr. Viets asked about the landscaping plan. Mr. Parrone said that a fence and plantings will buffer the development from the adjacent homes in the Sunny Acres subdivision. Mr. Barbato said that the originally-planned white vinyl fence had been replaced with a cedar wood fence when the Phase 1 site plan was amended on June 5, 2018.

It was the consensus of the board that an additional Condition of Approval be included in the draft approval resolution to indicate that the fencing to be installed in Phase 2 will adhere to the specifications of the amended fencing in Phase 1 (reference: PB #0602-18, June 5, 2018, Final Site Plan Amendment for lots contained in Section 1 of the Redfield Grove Incentive Zoning Project, Condition #5, i.e.: “The details for the six-foot-high Cedar Fence shown on Drawing C6.0 are to be provided on a Detail Sheet”).

Mr. Viets asked about several trees which are located on driveways as shown on the site plan. Mr. Parrone said that these would be moved.

Mr. Viets asked about the maintenance of the trees. Mr. Parrone said that a homeowners’ association (HOA) would be formed and would assume the responsibilities of maintenance of the stormwater system, the monument sign and the landscaping. He said that the maintenance of the lighting and the sidewalks would become the responsibilities of the respective lighting and sidewalk districts which are to be established.

Mr. Viets said that his biggest issue is screening. He requested that additional landscape buffering be considered.

Mr. Viets referred to the Town’s site design criteria that all shade trees should be at least 3 inches in diameter. He said that this requirement is only for shade trees and not for ornamentals.

Ms. Neale asked about the townhomes. Mr. Parrone said that these would be two-unit townhomes with each unit to be individually owned. A firewall would be located between the units. Ms. Neale asked if there would be individual basements. Mr. Parrone said that all basements will be individual and that there would be no common interiors.

Mr. Barbato said that the property line runs through the firewall and that the exteriors of the units will be owned and maintained by the HOA. He said that the townhomes in Phase 2 would be the same design and style as the units in Phase 1.

Mr. Bellis asked about the removal of trees near Willis Road in the Sunny Acres subdivision. Mr. Parrone said that tree removal would be minimized as much as possible and that fewer trees would be removed in Phase 2 than those which were removed during Phase 1.

Mr. Bellis asked about the sidewalk which will connect the sidewalk in Phase 2 to Willis Road. He requested that no mature trees be removed. Mr. Parrone said that he also prefers to keep the mature trees and that the sidewalk may be “snaked” through the trees to avoid their removal. Mr. Hemminger suggested that Mr. Parrone work with Town Highway Superintendent Don Giroux concerning the route of the sidewalk.

Mr. Bellis asked about the stormwater drainage. Mr. Parrone said that dry wells will be part of the stormwater facilities.

Mr. Bellis asked about the timeline for construction of Phase 2. Mr. Parrone and Mr. Barbato said that their intent is to begin and to build Phase 2 as soon as possible.

Mr. Bellis asked about the selection of a contractor. Mr. Barbato said that contractor bids will not be requested until final plans have been approved and signed by Town officials.

Mr. Hemminger asked the staff and the Planning Board members if they were comfortable with moving forward with the application this evening, given the number of conditions of approval in the draft resolution and the number of MRB Group engineering comments. Mr. Brand said that the staff is OK with moving forward provided that the applicant complies with all of the conditions of approval on the draft resolution and the MRB Group engineering comments. Mr. Hemminger said that the plans would not be signed until all conditions and comments are addressed .

Mr. Morse said that the Town staff reviews the revised plans for adherence to the conditions of approval and to the MRB Group engineering comments. He said that the revised plans will be returned to the applicant if they do not conform to the conditions and comments.

Mr. Giroux said that he is OK with moving the application forward this evening with the understanding that the hard surface of the hammerhead turnaround must extend to the applicant’s property line. He also expressed concern about the “snaking” of the route of the sidewalk to Willis Road, which will ultimately be maintained and plowed by the Town Highway Department.

Mr. Viets and Ms. Neale said that they, too, are OK with moving the application forward on the understanding that the applicant must follow through on compliance with the conditions of approval and the engineering comments.

Mr. Hemminger asked Mr. Parrone if he understood the draft resolution and if he agreed with the conditions of approval. Mr. Parrone said that he understood the draft resolution and that he agreed with the conditions on behalf of his clients who were in attendance tonight.

■ A motion was made by MR. BELLIS, seconded by MR. VIETS, that the reading of the following complete resolution be waived and that the resolution be approved with the addition of Condition #1 (n).

Clerk's Note: The resolution which is published below includes the addition of Condition #1 (n).

**TOWN OF FARMINGTON PLANNING BOARD RESOLUTION
FINAL SUBDIVISION PLAT AND SITE PLAN
SECTION 2—REDFIELD GROVE INCENTIVE ZONING PROJECT, 38 LOTS**

**PB #0101-19: Final Subdivision Plat Approval
PB #0102-19: Final Site Plan Approval**

**APPLICANT: DiFelice Development Inc., 91 Victor Heights Parkway,
Victor, N.Y. 14564**

**ACTION: Final Subdivision Plat and Site Plan Approvals 38 Lots,
Section 2, Redfield Grove Incentive Zoning Project, which are
located along the west side of Commercial Drive north of New
York State Route 96 and along both the east and west sides of
the extension of Redfield Drive south to a new intersection
alignment with Commercial Drive.**

WHEREAS, the Town of Farmington Planning Board (hereinafter referred to as Planning Board), has received a set of Final Subdivision Plat and Final Site Plan drawings prepared by Parrone Engineering, dated December 7, 2018, identified as Job No. 6931, comprised of 14 sheets, and entitled “Final Plans for Redfield Grove—Phase 2;” and

WHEREAS, the Planning Board has previously made a determination of non-significance upon the proposed overall subdivision and site plan for the Incentive Zoning Project, thereby satisfying the procedural requirements under Article 8 of the New York State Environmental Conservation Law; and

WHEREAS, the Planning Board has received testimony at tonight’s public meeting regarding the proposed subdivision.

NOW, THEREFORE, BE IT RESOLVED that the Planning Board does hereby move to grant Final Subdivision Plat Approval and Site Plan Approval with the following conditions:

1. Final Subdivision Plat and Site Plan approvals are based upon the drawings referenced above herein which have been prepared by Parrone Engineering, and are hereby required to be further amended as specified below herein:
 - a. Drawing Number SU-1 is to be revised to show the design for the continuation of the realigned portion of the northern end of Commercial Drive that is to extend up to the property line of the adjacent property located to the west (Tax Map Account #29.07-1-58.000) that is now owned by K & P Associates, Ltd. This is a noted Condition of Approval by the Town Board for the Redfield Grove Incentive Zoning Project (Condition #4) as is described on the submitted drawing Number C1.1; and
 - b. Drawing Number SU-1 is to be revised to show all references to lands identified as being N/F Iverson Lumber Co., Inc. changed to read N/F K&P Associates, Ltd.; and\
 - c. Drawing Numbers SU-1, C2.0, C3.0, C 5.0, C 5.1, are to be revised to show the design for the continuation of the five foot wide concrete sidewalk and ramps that are to cross the intersection of Redfield Drive and Commercial Drive, and continue within the ten foot wide strip of right-of-way located along the west side of the proposed Lots 66 through 70 and Lot 74. This is a noted Condition of Approval by the Town Board for the Redfield Grove Incentive Zoning Project (Condition #6) as is described on drawing Number C1.1; and
 - d. Drawing Numbers SU-1, C2.0, C3.0, C 5.0, C 5.1, are to be revised to show the design for the required construction and continuation of the five foot wide concrete sidewalk within the easement located along the south side of Lot #6, connecting to the right-of-way for Willis Road and the sidewalk along the east side of the extension of Redfield Drive (Conditions #6 and #9 of the above referenced Town Board resolution); and
 - e. All proposed easements to the Town of Farmington, shown as being proposed on the submitted drawings, are to be filed in the County Clerk's Office after first being accepted by the Town Board and prior to the issuing of a Certificate of Occupancy for the first lot. A copy of the liber(s) and page(s) of all these easements are to be filed also with the Town Development Office, in accordance with Condition #11 of the above referenced Town Board resolution; and
 - f. The Applicant is to file with the Town an acceptable form of surety for the required intersection improvement at Commercial Drive and State Route 96, in accordance with Conditions #7 and #8) of the above referenced Town Board Resolution; and

- g. The Applicant is to provide the Town Code Enforcement Officer with copies of all State Department of Transportation Highway Work Permits for the intersection improvements at State Route 96 and Commercial Drive; and
- h. Final Subdivision Plat and Site Plan Approval Detail Drawing No. C 6.0 is to be amended to show a detailed landscaping plan along with a planting schedule and detailed costs totaling \$7,500.00 as was agreed-to as a zoning amenity in the Town Board Resolution #103 of 2015. The landscaping design and planting schedule are to be reviewed and accepted by the Town Engineering Firm's Landscape Architect and the Director of Planning and Development prior to signing by the Town Engineer. The landscaped entrances to the site are to be installed prior to the issuance of the first Certificate of Occupancy being issued, or prior to October 31, 2019, whichever condition occurs first.
- i. The drawing C5.0, Landscaping Plan, is to be amended to show landscaping improvements near the newly designed intersection of Commercial Drive and Redfield Drive and Lot #74 along with the landscaping invoice for said improvements which satisfied Condition #10 of the above referenced Town Board resolution; and
- j. Final Subdivision Plat and Site Plan Approval is further conditioned upon the Applicant complying with Conditions #11 and #12 of the above referenced Town Board resolution; and
- k. Final Subdivision Plat and Site Plan Approval Detail Drawing No. C 8.0, is to be amended to show the proposed hammerhead turn-around with the design specifications contained in the adopted Town of Farmington Site Design and Development Criteria (Appendix FF, dated March 2012) for the driveway entrance to New Energy Works from the extension of Commercial Drive; and
- l. Final Subdivision Plat and Site Plan Approval is conditioned upon the Applicant providing proof of payments to the Town in satisfying Conditions #1 and #2 of the above referenced Town Board resolution; and
- m. Final Subdivision Plat and Site Plan Approval is conditioned upon the Applicant complying with Condition #13 of the above referenced Town Board resolution; and
- n. The Cedar Fence between Phase 2 and the adjacent properties will comply with the six-foot-high Cedar Fence as shown on Drawing C6.0 as specified in the Final Site Plan Amendment for lots contained in Section 1 of the Redfield Grove Incentive Zoning Project which was approved by

the Planning Board on June 6, 2018 (reference: Condition of Approval #5, PB #0602-18, June 6, 2018).

2. Final Subdivision Plat and Site Plan Approvals are further subject to the Applicant's Engineer providing written responses to the MRB Group, P.C., letter dated January 2, 2018. The Town Engineer is hereby instructed not to sign the mylar drawings until satisfied that all concerns have been addressed on revised drawings.
3. Final Subdivision Plat and Site Plan Approvals are further subject to the Applicant's Engineer adding a note to the appropriate drawings that address the concern(s) by the Town Construction Inspector in his December 31, 2018, e-mail to the Town Director of Planning and Development regarding separation between driveways and water service for each lot.
4. Final Subdivision Plat and Site Plan Approvals are based upon a revised Drawing No. C5.1, entitled "Lighting Plan for Redfield Grove." The revised drawing is to include an additional street light being installed having an illumination pattern for the proposed driveway entrance from the Commercial Drive extension into the New Energy Works property.
5. The Final Subdivision Plat and Final Site Plan mylars are to be submitted to the Town Code Enforcement Officer for his review and acceptance prior to the Town Departments, Town Engineer and the Planning Board Chairperson signing the mylars. Upon signing the mylars, the applicant's engineer is to make five (5) paper copies which are to be returned to the Town. One paper copy set is to be provided to the Town Highway Superintendent, one copy to the Town Water and Sewer Superintendent, one copy to the Town Engineer and one copy to Greg Trost, Assistant Resident Engineer, NYSDOT, Ontario County Office, in Canandaigua. The remaining copy is to be placed on file with the Town Development Office and placed in the property file.
6. Within sixty-two (62) days of signing of the Final Subdivision Plat mylar, the applicant is to file the mylar and two (2) paper prints with the Ontario County Clerk's Office. Failure to file within the sixty-two days will result in the Planning Board Chairperson's signature being made null and void.
7. Final Subdivision Plat and Site Plan Approval is valid for a period of 180 days from today.
8. Once the Applicant has filed with the Town Clerk a form of surety accepted by the Town Board and all items listed on the Town's preconstruction check list have been provided, then a preconstruction meeting will be scheduled by the Town Code Enforcement Officer.

Adrian Bellis	Aye
Edward Hemminger	Aye
Shauncy Maloy	Recused
Mary Neale	Aye
Douglas Viets	Aye

Motion carried.

Mr. Maloy then resumed his place on the Planning Board.

4. OPEN DISCUSSION

Director of Development and Planning:

Mr. Brand commented on the following topics:

- Revised plans for the Farmington Market Center on State Route 96 will be discussed at the Project Review Committee meeting on Friday, January 4, 2019. Mr. Hemminger and Ms. Neale plan to attend this meeting.
- The Project Review Committee will meet monthly with the developer of Hathaway's Corners (southwest corner of State Route 332 and County Road 41) to review project status, similar to the monthly status meetings which take place with the developer of Farmington Gardens II.
- In preparation for the Planning Board's future deliberations on the State Environmental Quality Review (SEQR) determination of the Delaware River Solar Project applications, Mr. Brand provided the following reference materials:
 - a. A blank copy of the recently revised SEQR Full Environmental Assessment Form Part 2—Identification of Potential Project Impacts
 - b. New York State Code Section 617.6 (Initial Review of Actions and Establishing Lead Agency)
 - c. New York State Code Section 617.7 (Determining Significance)

Mr. Brand noted how the questions on the Part 2 Form relate to questions on the Part 1 form and how these cross references would help the Planning Board members in the future when they will be required to make a determination of significance once all of the necessary documents have been provided by the applicant to the board.

Code Enforcement Officer:

Mr. Morse reported that more than 700 building permits were issued in 2018, which is approximately 100 more than 2017. He said that the number of permits is increasing by approximately 100 per year.

Town Engineer:

Mr. Brabant said that board members may also find helpful information for their completion of Parts 2 and 3 of the SEQR Full Environmental Assessment Form in a New York State Department of Environmental Conservation (DEC) workbook and in assessment form guidance documents that are located on the website of the DEC at the following link:

<https://www.dec.ny.gov/permits/91614.html>

Assistant Fire Chief:

Assistant Fire Chief Weidenborner informed the board and the Town staff that he has been re-elected to his position by the members of the Farmington Volunteer Fire Association. He will continue to represent the fire department at Planning Board meetings in 2019.

Planning Board Chairperson:

Mr. Hemminger said that the Planning Board's annual organizational meeting will be held on Saturday, January 12, 2019, at 10:00 a.m. at the Farmington Town Hall, 1000 County Road 8.

5. ADJOURNMENT

■ A motion was made MS. NEALE, seconded by MR. BELLIS, that the meeting be adjourned.

Motion carried by voice vote.

The meeting was adjourned at 8:40 p.m.

The next regular meeting of the Planning Board will be held at the Farmington Highway Garage, 985 Hook Road, Farmington, N.Y. 14425, on Wednesday, January 16, 2019, at 7:00 p.m.

Respectfully submitted,

John M. Robortella,
Clerk of the Farmington Planning Board

L.S.