

# *Town of Farmington*

1000 County Road 8  
Farmington, New York 14425

**PLANNING BOARD**  
**Wednesday, July 19, 2017, 7:00 p.m.**

## **MINUTES—APPROVED**

*The following minutes are written as a summary of the main points that were made and are the 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:** Scott Makin, *Chairperson*  
Edward Hemminger  
Mary Neale  
Douglas Viets

**Board Member Excused:** Adrian Bellis

### **Staff Present:**

Lance S. Brabant, CPESC, Town of Farmington Engineers, 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 Superintendent  
Jim Morse, Town of Farmington Code Enforcement Officer

### **Applicants Present:**

Gregg Bowering, Bramwell Park LLC, 1303 Marsh Road, Pittsford, N.Y. 14534  
Kevin Bragg, Chrisantha Construction, P.O. Box 165, Gorham, N.Y. 14461  
Donald Johnson, 355 Hook Road, Farmington, N.Y. 14425  
Charles Laplant, 4909 State Route 96, Shortsville, N.Y. 14548  
Daniel R. Long, D. R. Long Architect & Associates, 498½ Castle Street, Geneva, N.Y. 14456  
Gregory W. McMahon, P.E., McMahon LaRue Associates P.C., 822 Holt Road,  
Webster, N.Y. 14580  
Mark Stevens, S. B. Ashley Management Corporation, 700 Powers Building, 16 West Main  
Street, Rochester, N.Y. 14614  
J. Lincoln (Link) Swedrock, P.E., BME Associates, 10 Lift Bridge Lane East,  
Fairport, N.Y. 14450

### **Residents Present:**

Gerald A. Bloss, 81 Gannett Road, Farmington, N.Y. 14425  
Tim DeLucia, 1452 Mertensia Road, Farmington, N.Y. 14425

Brian Sandore, 6143 Hanover Road, Farmington, N.Y. 14425  
Allyn and Phyllis Wagner, 1431 Tudor Way, Farmington, N.Y. 14425

**1. MEETING OPENING**

The meeting was called to order at 7:00 p.m. and the Pledge of Allegiance was recited. Mr. Makin introduced the Planning Board members and Town staff, explained the emergency evacuation procedures, and noted that copies of the evening’s agenda were available on the table at the door. He also asked everyone to set his or her cell phone on silent mode.

Mr. Makin said the meeting would be conducted according to the Rules of Procedure approved by the Planning Board on March 1, 2017.

**2. APPROVAL OF MINUTES OF JULY 5, 2017**

■ A motion was made by MR. VIETS, seconded by MR. HEMMINGER, that the minutes of the July 5, 2017, meeting be approved.

Motion carried by voice vote. Ms. Neale abstained because of her absence from the meeting on July 5, 2017.

**3. CONTINUED PUBLIC HEARING:  
PRELIMINARY 3-LOT SUBDIVISION PLAT**

**PB #0603-17 Preliminary 3-Lot Subdivision Plat Application**

**Name:** Charles Laplant, 4909 State Route 96, Shortsville, N.Y. 14548

**Location:** South side of State Route 96 approximately 605 feet west of County Road 28

**Zoning District:** A-80 Agricultural District

**Request:** Preliminary Plat approval of a three-lot subdivision to create Lot A consisting of 1.750, Lot B consisting of 5.515 acres and the remaining lands of the parent parcel Lot C will consist of 6.680 acres. Lot A consists of an existing dwelling, Lot B is a proposed building lot and Lot C is proposed as an Unbuildable Lot.

Mr. Makin reconvened the Public Hearing on this application that had been continued from the meeting on June 21, 2017.

Mr. Laplant presented this application.

He explained that he proposes to subdivide the parent parcel of 13.945 acres into three lots. He plans to sell his present home on proposed Lot A, to build a new smaller residence on proposed Lot B and to convey Lot C to his son in the future.

Mr. Brand said that resolutions have been prepared for board consideration this evening for the State Environmental Quality Review (SEQR) determination, for Preliminary and Final Subdivision approval, and for Preliminary and Final Site Plan approval for Lot B. He explained that the SEQR resolutions may be combined for concurrent action as they each relate to Mr. Laplant's property on State Route 96. He also noted that the board may waive the reading of the SEQR resolutions at its discretion.

Mr. Degear, Mr. Giroux and Mr. Brabant had no comments or questions on the application at this time.

Mr. Morse reported that he met with Mr. Laplant following the meeting on June 21, 2017, and that each of the Planning Board's concerns have been addressed.

Mr. Makin then asked if anyone in attendance wished to speak for or against this application. There were no comments or questions from those in attendance.

■ A motion was made by MS. NEALE, seconded by MR. VIETS, that the Public Hearing on this application be closed.

Motion carried by voice vote. The Public Hearing on this application was closed.

■ A motion was made by MR. HEMMINGER, seconded by MR. VIETS, that the SEQR resolutions for Mr. Laplant's applications (PB #0603-17, PB #0709-17 and PB #0706-17) be combined for concurrent action and that the reading of the resolutions be waived.

Motion carried by voice vote. The SEQR resolutions for the above listed applications were combined for concurrent action and the reading of the resolutions was waived.

■ A motion was made by MR. HEMMINGER, seconded by MR. VIETS, that the following SEQR resolutions be approved:

**FARMINGTON ZONING BOARD OF APPEALS RESOLUTION  
SEQR RESOLUTION—DETERMINATION OF CLASSIFICATION**

**PB #0603-17**

**APPLICANT: Charles Laplant, 4909 State Route 96, Shortsville, N.Y. 14548**

**ACTION: Three-Lot Subdivision and Site Plan (Lot B)**

**WHEREAS**, the Town of Farmington Planning Board (hereinafter referred to as the Board) has reviewed the criteria, under Parts 617.4 and 617.5 of the State Environmental Quality Review (SEQR) Regulations, for determining the Classification associated with the above referenced Action; and,

**WHEREAS**, the Board finds the Action is not identified under Section 617.4 or Section 617.5.

**NOW, THEREFORE, BE IT RESOLVED THAT** the Board finds that the Action is classified as an Unlisted Action under Section 617 of the SEQR Regulations.

**BE IT FURTHER RESOLVED THAT** the Planning Board is the only involved agency and, therefore, is the designated lead agency under the SEQR Regulations for making the required determination of significance upon this Action.

**BE IT RESOLVED THAT** the Board in making this Classification has satisfied the procedural requirements under SEQR and directs this Resolution to be placed in the Town file upon this Action.

**TOWN OF FARMINGTON PLANNING BOARD RESOLUTION  
CRITERIA FOR DETERMINING SIGNIFICANCE**

**PB #0603-17**

**APPLICANT: Charles Laplant, 4909 State Route 96, Shortsville, N.y. 14548**

**ACTION: Three Lot Subdivision and Site Plan (Lot B)**

**WHEREAS**, the Town of Farmington Planning Board (hereinafter referred to as Board), based upon review of the Criteria contained in §617.2 (a) of Part 617 of NYCRR, Article 8, New York State Environmental Conservation Law, has found the above referenced Actions to be Unlisted Actions; and

**WHEREAS**, the Planning Board has reviewed the completed Part 1 of the Short Environmental Assessment Form; and

**WHEREAS**, the Planning Board has completed Part 2 of the Short Environmental Assessment Form.

**WHEREAS**, the Planning Board is the only involved agency with said Actions and, therefore, is hereby designated the lead agency for making the required determination of significance.

**NOW, THEREFORE, BE IT RESOLVED** that the Planning Board does hereby accept the findings contained in Parts 1 and 2 of the Short EAF and directs the Planning Board Chairperson to sign and date the EAF Part 2.

**BE IT FURTHER RESOLVED** that the Planning Board reasonably concludes the following impacts are expected to result from the proposed Actions, 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 sites is 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 not be a substantial change in the use, or intensity of use, of land including open space or recreational resources, or in its capacity to support existing uses;
- (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 upon the environment.

**BE IT FURTHER RESOLVED** that based upon the information and analysis above and the supporting documentation, the Board determines that the proposed action WILL NOT result in any significant adverse environmental impacts.

**BE IT FINALLY RESOLVED** that the Board directs that copies of this determination be filed as provided for under the SEQR Regulations.

Adrian Bellis	Excused
Edward Hemminger	Aye
Scott Makin	Aye
Mary Neale	Aye
Douglas Viets	Aye

Motion carried.

Mr. Makin then asked the clerk to read aloud the following resolution:

**TOWN OF FARMINGTON PLANNING BOARD RESOLUTION  
PRELIMINARY PLAT, CHARLES LAPLANT SUBDIVISION**

**PB #0603-17**

**APPLICANT: Charles LaPlant, 4909 State Route 96, Shortsville, N.Y. 14548**

**ACTION: Preliminary Subdivision Plat Approval, 3 Lots, located along the south side of New York State Route 96**

**WHEREAS**, the Town of Farmington Planning Board (hereinafter referred to as Planning Board), has received a Preliminary Plat drawing prepared by David J. Hanley, N.Y.S. Licensed Land Surveyor, proposing the creation of 3 Lots from 13.945 acres of land identified as Tax Map Account 43.00-01-04.000 and entitled “Preliminary Survey Map and Minor Subdivision of Lands owned by Charles D. LaPlant”; and

**WHEREAS**, the Planning Board has reviewed and given consideration to the Ontario County Planning Board Referral #93-2017, a referral Classified as a Class 2 Action with comments and no specific recommendation; and

**WHEREAS**, the Planning Board has received testimony at tonight’s Public Hearing regarding the proposed subdivision; and

**WHEREAS**, the Planning Board has reviewed and discussed with the applicant the Town of Farmington Zoning Board of Appeals Resolution dated June 20, 2017, on the requested Area Variance for Lot B of this proposed subdivision plat; and

**WHEREAS**, the Planning Board has previously made a determination of non-significance upon the proposed three-lot subdivision, thereby satisfying the procedural requirements under Article 8 of the New York State Environmental Conservation Law; and

**NOW, THEREFORE, BE IT RESOLVED** that the Planning Board does hereby move to grant Preliminary Subdivision Plat Approval with the following conditions:

1. Preliminary Subdivision Plat Approval is based upon the revised Preliminary Plat drawing prepared by Dave Hanley, L.S., dated July 8, 2017 and titled “Preliminary Plat Lots A, B, and C, Charles D. LaPlant Subdivision, known as 4909 NYS Rte. 96.”
2. Preliminary Subdivision Plat Approval is valid for a period of 180 days from today.
3. Two paper copies of the Preliminary Subdivision Plat drawing are to be submitted to the Town for signing by the Planning Board Chairperson. One signed copy is to be placed in the Project File and the other signed copy is to be returned to the applicant. If additional signed copies are necessary, then the applicant is to provide the additional number of copies at the time of signing.
4. Once the Preliminary Subdivision Plat, cited above, has been signed by the Planning Board Chairperson then the Planning Board will entertain applications for Final Subdivision Plat Approval, Preliminary Site Plan Approval and Final Site Plan Approval.
5. No Building Permits may be issued for any site development until the Final Subdivision Plat has been approved by the Planning Board, and the signed mylar and two signed paper copies filed in the Ontario County Clerk’s Office, and tax map accounts have been provided by the County Office of Real Property for all three parcels of land.

Mr. Makin asked Mr. Laplant if he understood the resolution and agreed with the conditions. Mr. Laplant said that he understood the resolution and agreed with the conditions. Mr. Laplant also noted that procedures have greatly changed in the more than 40 years that he has lived in the Town of Farmington.

■ A motion was made by MR. HEMMINGER, seconded by MR. VIETS, that the preceding resolution be approved.

Adrian Bellis	Excused
Edward Hemminger	Aye

Scott Makin	Aye
Mary Neale	Aye
Douglas Viets	Aye

Motion carried.

**4. FINAL 3-LOT SUBDIVISION PLAT**

**PB #0709-17 Final 3-Lot Subdivision Plat Application**

**Name:** Charles Laplant, 4909 State Route 96, Shortsville, N.Y. 14548

**Location:** South side of State Route 96 approximately 605 feet west of County Road 28

**Zoning District:** A-80 Agricultural District

**Request:** Final Plat approval of a three-lot subdivision to create Lot A consisting of 1.750, Lot B consisting of 5.515 acres and the remaining lands of the parent parcel Lot C will consist of 6.680 acres. Lot A consists of an existing dwelling, Lot B is a proposed building lot and Lot C is proposed as an Unbuildable Lot.

Mr. Laplant presented this application.

There were no further comments on this application from members of the board or from the Town staff at this time.

Mr. Makin then asked the clerk to read aloud the following resolution:

**TOWN OF FARMINGTON PLANNING BOARD RESOLUTION  
FINAL SUBDIVISION PLAT, CHARLES LAPLANT SUBDIVISION**

**PB #0709-17**

**APPLICANT:** Charles LaPlant, 4909 State Route 96, Shortsville, N.Y. 14548

**ACTION:** Final Subdivision Plat Approval, 3 Lots, located along the south side of New York State Route 96

**WHEREAS**, the Town of Farmington Planning Board (hereinafter referred to as Planning Board), has received a Preliminary Plat drawing prepared by David J. Hanley, N.Y.S. Licensed Land Surveyor, proposing the creation of 3 Lots from 13.945 acres of land identified as Tax Map Account 43.00-01-04.000 and entitled “Preliminary Survey Map and Minor Subdivision of Lands owned by Charles D. LaPlant”; and



**WHEREAS**, the Planning Board has reviewed and given consideration to the Ontario County Planning Board Referral #93-2017, a referral Classified as a Class 2 Action with comments and no specific recommendation; and

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

**WHEREAS**, the Planning Board has reviewed and discussed with the applicant the Town of Farmington Zoning Board of Appeals Resolution dated June 20, 2017, on the requested Area Variance for Lot B of this proposed subdivision plat; and

**WHEREAS**, the Planning Board has previously made a determination of non-significance upon the proposed three-lot subdivision, thereby satisfying the procedural requirements under Article 8 of the New York State Environmental Conservation Law; and

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

1. Final Subdivision Plat Approval is based upon the Final Plat drawing prepared by Dave Hanley, L.S., dated July 8, 2017 and titled “Preliminary Plat Lots A, B, and C, Charles D. LaPlant Subdivision, known as 4909 NYS Rte. 96.”
2. Final Subdivision Plat Approval is valid for a period of 180 days from today.
3. A mylar of the Final Subdivision Plat drawing and four (4) paper prints are to be submitted to the Town for signing by the Planning Board Chairperson. The signed mylar and two signed paper prints are to be filed with the Ontario County Clerk’s Office, one signed paper copy is to be placed in the Project File and the other signed paper copy is to be returned to the applicant. If additional signed paper copies are necessary, then the applicant is to provide the additional number of paper copies at the time of signing.
4. Once the Final Subdivision Plat, cited above, has been signed by the Planning Board Chairperson then the applicant has 62 days from the signature date on the drawing to file the Final Plat map in the Office of the Ontario County Clerk.
5. No Building Permits may be issued for any site development until the Final Subdivision Plat has been approved by the Planning Board, and the signed mylar and two signed paper copies filed in the Ontario County Clerk’s Office, and tax map accounts have been provided by the County Office of Real Property for all three parcels of land.

Mr. Makin asked Mr. Laplant if he understood the resolution and agreed with the conditions. Mr. Laplant said that he understood the resolution and agreed with the conditions.

■ A motion was made by MS. NEALE, seconded by MR. VIETS, that the preceding resolution be approved.

Adrian Bellis	Excused
Edward Hemminger	Aye
Scott Makin	Aye
Mary Neale	Aye
Douglas Viets	Aye

Motion carried.

**5. PRELIMINARY SITE PLAN**

**PB #0706-17 Preliminary Site Plan Application**

**Name:** Charles Laplant, 4909 State Route 96, Shortsville, N.Y. 14548

**Location:** Lot B, south side of State Route 96 approximately 605 feet west of County Road 28

**Zoning District:** A-80 Agricultural District

**Request:** Preliminary Site Plan approval of Lot B consisting of 5.515 acres of the Charles Laplant Subdivision

Mr. Laplant presented this application.

There were no further comments on this application from members of the board or from the Town staff at this time.

Mr. Makin then asked the clerk to read aloud the following resolution:

**TOWN OF FARMINGTON PLANNING BOARD RESOLUTION  
PRELIMINARY SITE PLAN, CHARLES LAPLANT SUBDIVISION, LOT B**

**PB #0706-17**

**APPLICANT:** Charles Laplant, 4909 State Route 96, Shortsville, N.Y. 14548

**ACTION:** Preliminary Site Plan Approval, Lot B of the Charles Laplant Subdivision

**WHEREAS**, the Town of Farmington Planning Board (hereinafter referred to as Planning Board), has received a Preliminary Plat drawing prepared by David J. Hanley, N.Y.S. Licensed Land Surveyor, proposing the creation of 3 Lots from 13.945 acres of

land identified as Tax Map Account 43.00-01-04.000 and entitled “Preliminary Survey Map and Minor Subdivision of Lands owned by Charles D. LaPlant”; and

**WHEREAS**, the Planning Board has previously made a determination of non-significance upon the proposed site plan, 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 site plan.

**NOW, THEREFORE, BE IT RESOLVED** that the Planning Board does hereby move to grant Preliminary Site Plan Approval with the following conditions:

1. Preliminary Site Plan Approval is based upon the Final Subdivision Plat drawing (File PB #0708-17) prepared by Dave Hanley, L.S., dated July 8, 2017 and titled “Final Plat Lots A, B and C, Charles D. LaPlant Subdivision, known as 4909 NYS Rte. 96.”
2. Preliminary Site Plan Approval is subject to the applicant obtaining from the Canandaigua Office of the New York State Department of Transportation a driveway permit, a copy of which is to be provided to the Town Building Department prior to the issuance of any Building Permit for Lot B.
3. Preliminary Site Plan Approval is subject to the applicant installing an on-site solid waste disposal system based upon the design plans submitted by McCormick Engineering, P.C., dated 6/30/17, Drawing No. C-1.0, entitled “Site Plan.” No Building Permits are to be issued until the Code Enforcement Officer is satisfied that the on-site system has been adequately designed.
4. Preliminary Site Plan Approval is valid for a period of 180 days from today. If final site plan drawings have not been signed prior to this period, then a separate Planning Board will be required.

Mr. Makin asked Mr. Laplant if he understood the resolution and agreed with the conditions. Mr. Laplant said that he understood the resolution and agreed with the conditions.

■ A motion was made by MS. NEALE, seconded by MR. VIETS, that the preceding resolution be approved.

Adrian Bellis	Excused
Edward Hemminger	Aye
Mary Neale	Aye
Douglas Viets	Aye
Scott Makin	Aye

Motion carried.

**6. FINAL SITE PLAN**

**PB #0708-17 Final Site Plan Application**

**Name:** Charles Laplant, 4909 State Route 96, Shortsville, N.Y. 14548

**Location:** Lot B, south side of State Route 96 approximately 605 feet west of County Road 28

**Zoning District:** A-80 Agricultural District

**Request:** Final Site Plan approval of Lot B consisting of 5.515 acres of the Charles Laplant Subdivision

Mr. Laplant presented this application.

There were no further comments on this application from members of the board or from the Town staff at this time.

Mr. Makin then asked the clerk to read aloud the following resolution:

**TOWN OF FARMINGTON PLANNING BOARD RESOLUTION  
FINAL SITE PLAN, CHARLES LAPLANT SUBDIVISION, LOT B**

**PB #0708-17**

**APPLICANT:** Charles Laplant, 4909 State Route 96, Shortsville, N.Y. 14548

**ACTION:** Final Site Plan Approval, Lot B of the Charles Laplant Subdivision

**WHEREAS**, the Town of Farmington Planning Board (hereinafter referred to as Planning Board), has received a Preliminary Plat drawing prepared by David J. Hanley, N.Y.S. Licensed Land Surveyor, proposing the creation of 3 Lots from 13.945 acres of land identified as Tax Map Account 43.00-01-04.000 and entitled “Preliminary Survey Map and Minor Subdivision of Lands owned by Charles D. LaPlant”; and

**WHEREAS**, the Planning Board has previously made a determination of non-significance upon the proposed site plan, 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 site plan.

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

1. Final Site Plan Approval is based upon the Final Subdivision Plat drawing (File PB 0708-17) prepared by Dave Hanley, L.S., dated July 8, 2017 and titled “Final Plat Lots A, B and C, Charles D. LaPlant Subdivision, known as 4909 NYS Rte. 96.”
2. Final Site Plan Approval is subject to the applicant obtaining from the Canandaigua Office of the New York State Department of Transportation a driveway permit, a copy of which is to be provided to the Town Building Department prior to the issuance of any Building Permit for Lot B.
3. Final Site Plan Approval is subject to the applicant installing an on-site solid waste disposal system based upon the design plans submitted by McCormick Engineering, P.C., dated 6/30/17, Drawing No. C-1.0, entitled “Site Plan.” No Building Permits are to be issued until the Code Enforcement Officer is satisfied that the on-site system has been adequately designed.
4. Final Site Plan Approval is valid for a period of 180 days from today. If final site plan drawings have not been signed prior to this period, then a separate Planning Board will be required.

Mr. Makin asked Mr. Laplant if he understood the resolution and agreed with the conditions. Mr. Laplant said that he understood the resolution and agreed with the conditions.

■ A motion was made by MR. HEMMINGER, seconded by MR. VIETS, that the preceding resolution be approved.

Adrian Bellis	Excused
Edward Hemminger	Aye
Mary Neale	Aye
Douglas Viets	Aye
Scott Makin	Aye

Motion carried.

**7. FINAL SITE PLAN**

**PB #0705-17 Final Site Plan Application**

**Name:** Donald Johnson, 355 Hook Road, Farmington, N.Y. 14425

**Zoning District:** GB General Business

**Location:** 5930 County Road 41 (Country Max Store), northwest corner of County Road 41 and Beaver Creek Road

**Request:** Preliminary Site Plan approval for a seasonal food cart to be located at the Country Max Store

The Zoning Board of Appeals approved Mr. Johnson's Temporary Use Permit with conditions on June 20, 2017. The permit is valid from July 1, 2017, through November 20, 2017; and then from April 1, 2018, through November 30, 2018. The hours of operation of the food trailer are from 6:30 a.m. to 2:30 p.m.

The State Environmental Quality Review (SEQR) determination on this application (Type II Action) and the Preliminary Site Plan with conditions were approved by the Planning Board on June 21, 2017.

Mr. Johnson presented this application.

He reported that he met with Mr. Brand following the June 21, 2017, meeting and that he addressed the concerns that had been expressed by the Planning Board and the Town staff.

Mr. Brand confirmed that Mr. Johnson has addressed the issues raised in June. He also noted that the owner of the Country Max Store property signed Mr. Johnson's Site Plan map and agrees with Mr. Johnson's use of a portion of the property for the food cart operation.

There were no further comments on this application from members of the board or from the Town staff at this time.

Mr. Makin then asked the clerk to read aloud the following resolution:

**TOWN OF FARMINGTON PLANNING BOARD RESOLUTION  
FINAL SITE PLAN, DONALD JOHNSON  
PROPERTY ADDRESS: 5930 COUNTY ROAD 41 (COUNTRY MAX STORE)**

**PB #0705-17**

**APPLICANT: Donald Johnson, 355 Hook Road, Farmington, N.Y. 14425**

**ACTION: Final Site Plan approval for a seasonal food cart to be located at 5930 County Road 41 (Country Max Store), northwest corner of County Road 41 and Beaver Creek Road**

**WHEREAS**, the Town of Farmington Planning Board (hereinafter referred to as Planning Board), has received an application for site plan approval for a seasonal food cart to be located on the western portion of the parking lot for the above referenced Country Max Store; and

**WHEREAS**, the Planning Board has previously made a determination of non-significance upon the proposed site plan, 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 site plan.

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

1. Final Site Plan Approval is based upon the drawing prepared by Donald Payne, Property Agent, dated July 3, 2017 and titled “Final Site Plan Don Johnson Food Truck Temporary Use Permit, 5930 County Road 41, Farmington, NY 14425.”
2. Final Site Plan Approval is valid for a period of 180 days from today.
3. Two paper copies of the Final Site Plan drawing are to be submitted to the Town for signing by the Planning Board Chairperson. One signed copy is to be placed in the Project File and the other signed copy is to be returned to the applicant. If additional signed copies are necessary, then the applicant is to provide the additional number of copies at the time of signing.

Mr. Makin asked Mr. Johnson if he understood the resolution and agreed with the conditions. Mr. Johnson said that he understood the resolution and agreed with the conditions.

■ A motion was made by MS. NEALE, seconded by MR. VIETS, that the preceding resolution be approved.

Adrian Bellis	Excused
Edward Hemminger	Aye
Scott Makin	Aye
Mary Neale	Aye
Douglas Viets	Aye

Motion carried.

**8. CONTINUED FINAL SUBDIVISION PLAT**

**PB #0302-17 Final 43-Lot Subdivision Plat Application**

**Name:** Bramwell Park LLC, 1303 Marsh Road, Pittsford, N.Y. 14534

**Location:** Southwest corner of Collett Road and Hook Road  
Hickory Rise Subdivision, Section 4

**Zoning District:** IZ Incentive Zoning District

**Request:** Final Subdivision Plat approval of Hickory Rise Subdivision, Section 4, 43 Lots

Mr. Makin resumed consideration of this application that had been continued from the meetings on April 5, 2017; May 3, 2017; May 17, 2017; June 7, 2017; June 21, 2017; and July 5, 2017.

Mr. Bowering presented this application.

He reported that he worked with Mr. Brand regarding his agreement to install sidewalks in Section 4 of the Hickory Rise Subdivision and that he received a copy of the draft resolution that will be considered by the board this evening. He confirmed that he and Mr. Brand agree on the text in the draft resolution.

Mr. Giroux requested that a condition of approval be added to require that a temporary sign be placed at the corner of Hook Road and Kennebec Court in the subdivision to direct trucks and other vehicles bound for the construction areas in Section 3 and Section 4 to use the Collett Road construction entrance. Mr. Bowering and the members of the Planning Board agreed with this request. (*Clerk's Note:* The resolution that is published below includes this as Condition #14.)

There were no further comments on this application from members of the board or from the Town staff at this time.

Mr. Makin then asked the clerk to read aloud the following resolution:

**TOWN OF FARMINGTON PLANNING BOARD RESOLUTION  
FINAL SUBDIVISION PLAT, HICKORY RISE INCENTIVE ZONING PROJECT, SECTION 4**

**PB #0302.2-17**

**APPLICANT:** Bramwell Park LLC, 1303 Marsh Road, Pittsford, N.Y. 14534

**ACTION:** Hickory Rise Incentive Zoning Project  
Final Subdivision Plat Approval, Section 4—Lots #83-#117  
(43 Residential Lots)

**WHEREAS**, the Town of Farmington Planning Board (hereinafter referred to as Planning Board), has received a set of subdivision plan drawings, prepared by BME Associates, entitled “Final Section 4 Subdivision Plans, Hickory Rise;” and

**WHEREAS**, the Planning Board has previously made a determination of non-significance upon the Overall Plan for Hickory Rise Subdivision, thereby satisfying the pro-



cedural requirements under Article 8 of the New York State Environmental Conservation Law; and

**WHEREAS**, the Planning Board has received testimony at recent public meetings regarding the proposed site improvements.

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

1. Final Plat Approval is based upon the set of drawings prepared by BME Associates, Engineers, Surveyors and Landscape Architects, identified as Drawing Numbers 2344E-01 through 2344E-9, entitled “Final Section 4 Subdivision Plans Hickory Rise,” dated February 2017.
2. The title of this drawing is to be amended to read . . . “Final Subdivision Plat, Section 4, Hickory Rise.”
3. There is to be a section of sidewalk installed within the right-of-way of Tweed Trail, along the north side of said road and across the frontages of Lots 45, 83-88, 118-125 (the inner loop) meeting the Town of Farmington Site Design and Development Criteria (last updated August 9, 2016). This sidewalk is to be installed in two separate phases. Phase One is to be installed across the frontages of Lots 45 and 83 through 88 prior to the issuance of a Certificate of Occupancy being issued for any of the Lots 89 through 109 and 118 through 125. Phase Two is to be installed across the frontages of Lots 118 through 125 at the time of connection of the proposed ten-foot-wide (10 ft.) Nature Surface Trail is made into Section 4 between Lots 94 and 95, and when maintenance of said trail is turned over to the Town of Farmington. A note to this effect is to be added to the Final Plat Map before signing and filing. Finally, in the event that weather conditions (i.e., subfreezing temperatures, etc.) do not permit the installation of these sidewalks in the separate phases identified above herein, then said sidewalk phase shall be installed the following year not later than May 15th. The final decision upon this issue shall be delegated to the Town Construction Inspector.
4. In addition to the above two phases of sidewalks in Section 4, there is to be a section of sidewalk installed extending from the Harlowe Lane and Tweed Trail intersection north along the eastside of the road across the frontage of Lot 45 to connect to the proposed “Natural Surface Trail” shown between Lots 45 and 17. This sidewalk is to be installed as part of the Phase one sidewalk improvements identified above in condition #3. A note to this effect is to be added to the Final Plat Map before signing and filing.
5. There is to be installed a section of five-foot-wide concrete sidewalks installed within the right-of-way of Tweed Trail, between Lots 94 and 95, extending from the end of the stone dust trail between these two Lots and connecting to a pedestrian crossing of Tweed Trail.

6. There is to be installed a section of five-foot-wide concrete sidewalks installed within the right-of-way of Tweed Trail and connecting the pedestrian crossing of Tweed Trail with the sidewalk being installed within the right-of-way and across the frontage of Lot 121.
7. A Park and Recreation Fee is to be paid to the Town, prior to the issuance of a Building Permit for each lot in Section 4 of this project.
8. All comments made by the Town Engineering Firm, MRB Group, in their March 10, 2017, letter to the Town are to be addressed in writing and agreed-to by the Town Engineering Firm, prior to their signing the Final Plat Map.
9. Final Plat Approval is valid for a period of 180 days from today. If final drawings have not been signed prior to this period an extension for 90 days will be required.
10. Once all required changes have been made to these drawings then one mylar is to be submitted for signing by the Department Heads and Town Engineer. Once these signatures have been affixed to the mylars then the Planning Board Chairperson will sign the drawings. A total of seven (7) paper prints are to be made of the drawings with four (4) sets being returned to the Town. The mylar and two (2) paper prints are to be filed with the Ontario County Clerk's Office. The remaining set of paper prints is to be provided to the Applicant.
12. As per condition #2 of the Town Board Resolution adopting Local Law #3 of 2013 for the Hickory Rise Incentive Zoning Project, the applicant is to pay the prevailing rate for sewer connection fees for all properties within Section 4.
13. As per condition #6 of the Town Board Resolution adopting Local Law #3 of 2013 the applicant is to purchase and install trail corridor signs to be posted at all entrances to the trail from within the project. Said signs are to identify the trail name, trail mapping and notice to trail users not to wander off the trail onto adjacent private properties. The trail corridor signs are to be approved by the Highway and Parks Superintendent and installed by the applicant at the agreed-to locations prior to issuance of the 100th Building Permit for residential portion of the site.
14. There is to be a temporary sign placed at the main entrance to the Hickory Rise Subdivision Tract, at the intersection of Hook Road and Kennebec Court, directing construction trucks and other vehicles bound for the construction areas in Section 3 and Section 4 to use the Collett Road construction entrance. The applicant is to obtain final wording for said sign from the Town Highway and Parks Superintendent before ordering and erecting the sign.

Mr. Makin asked Bowering if he understood the resolution and agreed with the conditions. Mr. Bowering asked about Condition #3 and Condition #4. He noted that they seem similar. Mr. Brand and Mr. Giroux explained that these conditions are different and refer

to the sidewalk to be installed on two sides of Lot 45, which is a corner lot. Following this explanation Mr. Bowering said that he understood the resolution and agreed with the conditions.

■ A motion was made by MR. HEMMINGER, seconded by MS. NEALE, that the preceding resolution be approved.

Adrian Bellis	Excused
Edward Hemminger	Aye
Scott Makin	Aye
Mary Neale	Aye
Douglas Viets	Aye

Motion carried.

**9. FINAL SUBDIVISION PLAT**

**PB #0707-17 Final 4-Lot Subdivision Plat Application**

**Name:** Mercier Realty, 99 Ridgeland Road, Rochester, N.Y. 14623

**Location:** Mercier Boulevard and NYS Route 332

**Zoning District:** IZ Incentive Zoning

**Request:** Final Subdivision Plat approval of a four-lot subdivision to create Lot 1A consisting of 11.243 acres, Lot 1B consisting of 6.06 acres, Lot 1C consisting of 18.42 acres and the remaining lands of the parent parcel Lot 1D consisting of 15.119 acres

The Public Hearing on this application was held and closed on June 21, 2017.

Following the closing of the Public Hearing, the Planning Board on June 21, 2017, approved a resolution to override the Ontario County Planning Board’s recommendation of modification. The Planning Board also approved the State Environmental Quality Review (SEQR) determinations of the application as an Unlisted Action which will not result in any significant adverse environmental impacts, and approved the Preliminary Subdivision Plat application.

Mr. McMahan presented this application.

He explained that the property is being subdivided to provide each lot with an individual tax account number. He said that this would assist the property owner in selling the lots to potential developers.

Mr. McMahon reported that the Town engineer's technical comments on the Preliminary Subdivision Plat have been addressed regarding sidewalks and the wood-chip trail, and that the abstract of title on the property and easements have been updated.

Mr. Brand asked about the time of delivery of the Final Subdivision Plat mylar to the Town and reminded Mr. McMahon of the deadline for submitting the map and filing it in the Ontario County Clerk's Office. Mr. McMahon said that he understood the time limit.

There were no further comments on this application from members of the board or from the Town staff at this time.

Mr. Makin then asked the clerk to read aloud the following resolution:

**TOWN OF FARMINGTON PLANNING BOARD RESOLUTION  
FINAL SUBDIVISION PLAT, MERCIER INCENTIVE ZONING PROJECT  
LOTS 1A, 1B, 1C AND 1D**

**PB #0707-17**

**APPLICANT: Mercier Realty, 99 Ridgeland Road, Rochester, N.Y. 14623**

**ACTION: Final Subdivision Plat Approval, 4 Lots, located along both sides of New York State Route 332, between State Route 96 and Ontario County Road #41**

**WHEREAS**, the Town of Farmington Planning Board (hereinafter referred to as Planning Board), has received a Final Plat drawing prepared by McMahon LaRue Associates, P.C., Engineers and Land Surveyors, proposing the creation of 4 Lots from 51.022 acres of land identified as "Subdivision of Lot 1, Mercier Subdivision;" and

**WHEREAS**, the Planning Board has previously made a determination of non-significance upon the proposed Action, 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 upon the above identified drawing prepared by McMahon LaRue Associates, P.C., identified as Project Number 1104-04, drawings 1 of 2 and 2 of 2, with the following conditions:

1. The title of the drawings is to be changed to read "Final Subdivision Plat, Lot 1, Mercier Subdivision."

2. The Final Plat drawings are to address the comments made by Lance S. Brabant, CPESC, MRB Group D.P.C., dated June 15, 2017. Where appropriate the Final Plat drawings are to be amended to reflect any requested changes.
3. The Final Plat drawings are to be amended to provide signature lines for the following: Town Highway and Parks Superintendent; Town Water and Sewer Superintendent; Town Engineer; and Town Planning Board Chairperson.
4. A mylar and eight (8) paper prints are to be submitted for signing by Town Officials and the Town Engineer.
5. Once the mylar and paper prints have been signed, then the mylar and two paper prints are to be filed in the Ontario County Clerk’s Office within 62 days of signing.
6. Signed paper prints of the Final Plat Map are to be provided to: The Town Highway and Parks Superintendent; the Town Water and Sewer Superintendent; the Town Engineering Firm, MRB Group, D.P.C., the Town Construction Inspector and one for the Town Files.
7. Final Plat Approval is valid for a period of 180 days and shall expire unless the drawings are signed and filed as specified above herein.

Mr. Makin asked Mr. McMahon if he understood the resolution and agreed with the conditions. Mr. McMahon said that he understood the resolution and agreed with the conditions.

■ A motion was made by MR. VIETS, seconded by MR. HEMMINGER, that the preceding resolution be approved.

Adrian Bellis	Excused
Edward Hemminger	Aye
Scott Makin	Aye
Mary Neale	Aye
Douglas Viets	Aye

Motion carried.

**10. PRELIMINARY SITE PLAN**

**PB #0701-17 Preliminary Site Plan Application**

**Name:** Service Steel, 13700 Sherwood Avenue, Detroit, Michigan 48212

**Location:** 5636 County Road 41, Farmington, N.Y. 14425

**Zoning District:** LI Limited Industrial

**Request:** Preliminary Site Plan approval to construct a 2,016-square-foot addition and a new loading dock

Mr. Makin concurrently opened the discussion on PB #0701-17 and the accompanying Final Site Plan application (PB #0702-17).

Mr. Bragg presented these applications.

He explained that Service Steel would like to construct a 2,016-square-foot addition on the west side of the existing structure and a new loading dock on the east side. He said that the applicant's engineer has been working with Mr. Brabant and that all of the MRB Group engineering comments have been addressed.

Mr. Brabant confirmed that he has been working with the applicant's engineer and staff and that he is satisfied with the responses to the MRB Group engineering comments.

There were no further comments on this application from members of the board or from the Town staff at this time.

■ A motion was made by MR. HEMMINGER, seconded by MS. NEALE, that the SEQR resolutions for the Service Steel applications (PB #0701-17 and PB #0702-17) be combined for concurrent action and that the reading of the resolutions be waived.

Motion carried by voice vote. The SEQR resolutions for the above listed applications were combined for concurrent action and the reading of the resolutions was waived.

■ A motion was made by MR. HEMMINGER, seconded by MS. NEALE, that the following SEQR resolutions be approved:

**FARMINGTON ZONING BOARD OF APPEALS RESOLUTION  
SEQR RESOLUTION—DETERMINATION OF CLASSIFICATION**

**PB #0701-17**

**APPLICANT:** Service Steel, 13700 Sherwood Avenue,  
Detroit, Michigan 48212

**ACTION:** Preliminary Site Plan Approval, 2,016-square-foot building  
addition at 5636 County Road 41

**WHEREAS**, the Town of Farmington Planning Board (hereinafter referred to as the Board) has reviewed the criteria, under Parts 617.4 and 617.5 of the State Environmental Quality Review (SEQR) Regulations, for determining the Classification associated with the above referenced Action; and,

**WHEREAS**, the Board finds the Action is not identified under Section 617.4 or Section 617.5.

**NOW, THEREFORE, BE IT RESOLVED THAT** the Board finds that the Action is classified as an Unlisted Action under Section 617 of the SEQR Regulations.

**BE IT FURTHER RESOLVED THAT** the Planning Board is the only involved agency and, therefore, is the designated lead agency under the SEQR Regulations for making the required determination of significance upon this Action.

**BE IT RESOLVED THAT** the Board in making this Classification has satisfied the procedural requirements under SEQR and directs this Resolution to be placed in the Town file upon this Action.

**TOWN OF FARMINGTON PLANNING BOARD RESOLUTION  
CRITERIA FOR DETERMINING SIGNIFICANCE**

**PB # 0701-17**

**APPLICANT:** Service Steel, 13700 Sherwood Avenue,  
Detroit, Michigan 48212

**ACTION:** Preliminary Site Plan, 2,016-square-foot building addition,  
5636 County Road 41

**WHEREAS**, the Town of Farmington Planning Board (hereinafter referred to as Board), based upon review of the Criteria contained in §617.2 (a) of Part 617 of NYCRR, Article 8, New York State Environmental Conservation Law, has found the above referenced Actions to be Unlisted Actions; and

**WHEREAS**, the Planning Board has reviewed the completed Part 1 of the Short Environmental Assessment Form; and

**WHEREAS**, the Planning Board has completed Part 2 of the Short Environmental Assessment Form.

**WHEREAS**, the Planning Board is the only involved agency with said Actions and, therefore, is hereby designated the lead agency for making the required determination of significance.

**NOW, THEREFORE, BE IT RESOLVED** that the Planning Board does hereby accept the findings contained in Parts 1 and 2 of the Short EAF and directs the Planning Board Chairperson to sign and date the EAF Part 2.

**BE IT FURTHER RESOLVED** that the Planning Board reasonably concludes the following impacts are expected to result from the proposed Actions, 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 sites is 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 not be a substantial change in the use, or intensity of use, of land including open space or recreational resources, or in its capacity to support existing uses;
- (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 upon the environment.

**BE IT FURTHER RESOLVED** that based upon the information and analysis above and the supporting documentation, the Board determines that the proposed action WILL NOT result in any significant adverse environmental impacts.

**BE IT FINALLY RESOLVED** that the Board directs that copies of this determination be filed as provided for under the SEQR Regulations.

Adrian Bellis	Excused
Edward Hemminger	Aye
Scott Makin	Aye
Mary Neale	Aye
Douglas Viets	Aye

Motion carried.

Mr. Makin then asked the clerk to read aloud the following resolution:

**TOWN OF FARMINGTON PLANNING BOARD RESOLUTION  
PRELIMINARY SITE PLAN, SERVICE STEEL ADDITION AND NEW LOADING DOCK**

**PB #0701-17**

**APPLICANT: Service Steel, 13700 Sherwood Avenue,  
Detroit, Michigan 48212**

**ACTION: Preliminary Site Plan Approval for a 2,016-square-foot  
addition and a new loading dock on property located at 5636  
County Road 41, Farmington, N.Y. 14425**

**WHEREAS**, the Town of Farmington Planning Board (hereinafter referred to as Planning Board), has received an Application from Service Steel, 13700 Sherwood Avenue, Detroit, Michigan, 48212 for a proposed 2,016 square foot one-story building addition at the northwest portion of the existing one-story metal building; and

**WHEREAS**, the Planning Board has received testimony at tonight’s public meeting regarding the proposed preliminary site plan drawing; and

**WHEREAS**, the Planning Board has received and given consideration to Ontario County Planning Board Referral #134-2017; and

**WHEREAS**, the Planning Board has determined the proposed action to be an Unlisted Action as identified under Part 617, of Article 8 of the New York State Environmental Conservation Law (hereinafter referred to as the SEQR Regulations); and

**WHEREAS**, the Planning Board has completed Part 2 of the Short Environmental Assessment Form, reviewed the criteria for making a determination of significance comparing these criteria to identified impacts and has under separate resolution made a determination of non-significance upon the Action.

**NOW, THEREFORE, BE IT RESOLVED** that the Planning Board does hereby move to grant preliminary site plan approval of the above referenced application with the following conditions:

1. Preliminary Site Plan Approval is based upon the drawings prepared by Costich Engineering, identified as “Blackwood Industrial Park Service Steel, Final Site Plan, drawings CA100 and CA 500,” dated 06/14/2017; and
2. Preliminary Site Plan Approval is based upon the set of drawings prepared by Hanlon Architects, entitled “Service Steel Warehouse Addition, Building Exterior Elevations, 5626 County Road 41,” identified as Sheet No. A2, dated June 15, 2017; and
3. There shall be 10 additional pine trees, of a size the same as those existing, planted along the western property line extending north from the northern most pine tree on the property line. Said pine trees are to be installed on or before September 30, 2017. These trees are to be added to the Final Site Plan drawings.
4. Preliminary Site Plan Approval is valid for a period of 180 days from today. Failure to submit the plan map drawings for signatures within this time period will result in the approval being made null and void.

Mr. Makin asked Mr. Bragg if he understood the resolution and agreed with the conditions. Mr. Bragg said that he understood the resolution and agreed with the conditions.

■ A motion was made by MR. VIETS, seconded by MR. HEMMINGER, that the preceding resolution be approved.

Adrian Bellis	Excused
Edward Hemminger	Aye
Mary Neale	Aye
Douglas Viets	Aye
Scott Makin	Aye

Motion carried.

**11. FINAL SITE PLAN**

**PB #0702-17 Final Site Plan Application**

**Name:** Service Steel, 13700 Sherwood Avenue, Detroit, Michigan 48212

**Location:** 5636 County Road 41, Farmington, N.Y. 14425

**Zoning District:** LI Limited Industrial

**Request:** Final Site Plan approval to construct a 2,016-square-foot addition and a new loading dock

Mr. Makin asked the clerk to read aloud the following resolution:

**TOWN OF FARMINGTON PLANNING BOARD RESOLUTION  
FINAL SITE PLAN, SERVICE STEEL ADDITION AND NEW LOADING DOCK**

**PB #0702-17**

**APPLICANT:** Service Steel, 13700 Sherwood Avenue,  
Detroit, Michigan 48212

**ACTION:** Final Site Plan Approval for a 2,016-square-foot addition and a new loading dock on property located at 5636 County Road 41, Farmington, N.Y. 14425

**WHEREAS**, the Town of Farmington Planning Board (hereinafter referred to as Planning Board), has received an Application from Service Steel, 13700 Sherwood Avenue, Detroit, Michigan, 48212 for a proposed 2,016 square foot one-story building addition at the northwest portion of the existing one-story metal building; and

**WHEREAS**, the Planning Board has received testimony at tonight’s public meeting regarding the proposed Final Site Plan drawing; and

**WHEREAS**, the Planning Board has received and given consideration to Ontario County Planning Board Referral #134-2017; and

**WHEREAS**, the Planning Board has determined the proposed action to be an Unlisted Action as identified under Part 617, of Article 8 of the New York State Environmental Conservation Law (hereinafter referred to as the SEQR Regulations); and

**WHEREAS**, the Planning Board has completed Part 2 of the Short Environmental Assessment Form, reviewed the criteria for making a determination of significance comparing these criteria to identified impacts and has under separate resolution made a determination of non-significance upon the Action.

**NOW, THEREFORE, BE IT RESOLVED** that the Planning Board does hereby move to grant Final Site Plan approval of the above referenced application with the following conditions:

1. Final Site Plan Approval is based upon the drawings prepared by Costich Engineering, identified as “Blackwood Industrial Park Service Steel, Final Site Plan, drawings CA100 and CA 500,” dated 06/14/2017; and
2. Final Site Plan Approval is based upon the set of drawings prepared by Hanlon Architects, entitled “Service Steel Warehouse Addition, Building Exterior Elevations, 5626 County Road 41,” identified as Sheet No. A2, dated June 15, 2017; and
3. There shall be 10 additional pine trees, of a size the same as those existing, planted along the western property line extending north from the northern most pine tree on the property line. Said pine trees are to be installed on or before September 30, 2017. These trees are to be added to the Final Site Plan drawings.
4. Final Site Plan Approval is valid for a period of 180 days from today. Failure to submit the plan map drawings for signatures within this time period will result in the approval being made null and void.

Mr. Makin asked Mr. Bragg if he understood the resolution and agreed with the conditions. Mr. Bragg said that he understood the resolution and agreed with the conditions.

■ A motion was made by MS. NEALE, seconded by MR. VIETS, that the preceding resolution be approved.

Adrian Bellis	Excused
Edward Hemminger	Aye
Mary Neale	Aye
Douglas Viets	Aye
Scott Makin	Aye

Motion carried.

**12. FINAL SITE PLAN**

**PB #0703-17 Final Site Plan Application**

**Name:** Primo DiFelice, 91 Victor Heights Parkway, Victor, N.Y. 14564

**Location:** Southwest corner of Collett Road and Hook Road

**Zoning District:** LI Limited Industrial

**Request:** To construct a 72,000-square-foot single-story structure (DiFelice Industrial Complex)

The State Environmental Quality Review determination of non-significance on this application and the Preliminary Site Plan were approved by the Planning Board on April 6, 2016 (PB #1001-15).

Mr. Hewings presented this application.

He reviewed the project which is proposed for construction on the southwest corner of Collett Road and Hook Road and noted that the additional information which had been requested by the Planning Board has been provided. These include color elevations of all four sides of the proposed structure, samples of construction materials and colors, and renderings of the site from several views.

Mr. Hewings explained that the landscaping trees and shrubberies are shown on the renderings at the height of installation and not at the height of mature growth. He referred to the trees that already have been planted along Hook Road and in the vicinity of the stormwater retention area. He said that the architect depicted the other plantings on the site at installation height for consistency with the plantings that already have been installed.

Mr. Hewings said that an architectural rendering of the roof (which will be visible from Collett Road) has not been provided because the structure has not been designed to handle heavy HVAC units on the roof. He said that no rooftop mechanicals will be installed. He said that each of the six proposed units within the structure would have a dedicated mechanical room.

Mr. Hewings also discussed a change in the footprint of the loading dock areas.

He reported receipt of Mr. Brabant's MRB Group engineering comments. He said that the comments are generally technical in nature and that he did not see anything that could not be addressed.

Mr. Brand said that a draft resolution has been prepared for board consideration. Mr. Hewings acknowledged that the draft resolution was received prior to the meeting this evening.

Mr. Giroux reminded Mr. Hewings that the street address of the structure must be Collett Road to avoid having truck traffic on Hook Road, which has a posted vehicle weight limit.

Mr. Brabant said that he is continuing to work with Mr. Hewings on several remaining easements and the Stormwater Pollution Prevention Plan (SWPPP) for the site. He discussed exterior lighting fixtures on the loading docks and noted that some of the fixtures may have to be relocated to avoid having them directly above the docks.

Ms. Neale asked to see the construction material. Mr. Hewings displayed samples of the materials to be used.

Mr. Viets discussed issues that were raised at previous meetings and that have not yet been addressed. These include a pathway from the parking lot to the building entrance; and screening, installation of a berm or installation of additional plantings along Hook Road to buffer the industrial site from the adjacent residential subdivision.

Mr. Hewings said that both deciduous and spruce trees have been planted on the east side of the parcel along Hook Road. Mr. Viets said that he expected to see more landscaping and buffering to screen the site from the residential subdivision that what has already been planted.

Mr. Viets discussed exterior lighting. He suggested that the lighting fixtures should have adequate deflectors to avoid illumination spill onto Hook Road. He also noted that the plans do not address details on the timing of the external lights or whether they are controlled by motion detectors.

Mr. Viets asked about the stairs on the east side of the structure. He asked if these would be for general use or for emergency purposes only. Mr. Hewings said that he would discuss this with the architect. Mr. Viets also asked about Americans with Disabilities Act (ADA) accessibility of the stairs if they are to be for general use.

Mr. Viets said that lighting cut sheets have not been provided to the Planning Board. Mr. Hewings said that cut sheets are with the engineer's report. He discussed the lighting fixture's manufacturer and explained that the exterior lights would be LED bulbs. Mr. Hewings also noted that shields can be added to avoid light spill onto Hook Road.

Mr. Viets explained that the screening of the site along Hook Road is a major concern and that the Final Site Plan does not seem to have changed much from the Preliminary Site Plan.

Mr. Hemminger said that although he understands that this is an industrial structure, he said that it is not very attractive. He requested that the applicant enhance the structure's aesthetics, especially the east façade that would face Hook Road and the adjacent residential subdivision. He also requested additional landscape screening and buffering along Hook Road.

Mr. Hemminger asked about traffic patterns within the site and for assurance that the interior driveways will be adequate for fire and emergency vehicle and equipment access.

Mr. Makin said that the color of the building material is an issue. He suggested that the applicant select a color scheme that will not cause the structure to stand out. Mr. Hewings displayed a color pallet of various choices. Mr. Makin asked Mr. Hewings to discuss the colors with the architect or the applicant.

Ms. Neale said that her major concern is the screening and buffering of the structure from Hook Road and the adjacent residential subdivision. She said that the screening as shown on the plans seems a bare-bones effort and asked that a better effort be made. She said

that it is necessary to have improved screening given the location of the site. She asked Mr. Hewings to further address the landscaping issue with the applicant.

Mr. Hemminger suggested that the east façade be refined with perhaps a neutral color or with simulated windows.

Mr. Makin said that the Planning Board seeks to have the structure blend in with the adjacent residential community. He asked Mr. Hewings to consider the requested revisions from this standpoint.

Mr. Viets noted that it was mentioned at previous meetings that there could be some type of retail component in the structure. If so, he said that there would need to be a sidewalk though the island in the parking lot to provide a safe walking access for retail customers.

From the audience, Mr. Bowering, who is developing the Hickory Rise Subdivision opposite this site on the east side of Hook Road, explained that he is planning a project of retail and office components on the northeast corner of Collett Road and Hook Road. He said that the DiFelice structure's screening and landscaping are his major concerns. He also noted that he is not happy with the screening as shown on the Final Site Plan and that he does not want to be looking at an ugly building opposite his commercial component and the adjacent residential homes. He asked that the Planning Board consider screening and landscaping carefully during this final review.

Mr. Hewings said that he would discuss the comments raised at this evening's meeting with Mr. DiFelice.

It was the consensus of the Planning Board and Town staff that this application be continued to allow time for Mr. Hewings to confer with Mr. DiFelice and address the comments.

There were no further comments or questions from the Planning Board or Town staff on this application this evening.

■ A motion was made by MR. HEMMINGER, seconded by MS. NEALE, that the following resolution be approved:

**TOWN OF FARMINGTON PLANNING BOARD RESOLUTION  
ACTION RESOLUTION—FINAL SITE PLAN—CONTINUATION**

**PB #0703-17**

**APPLICANT: Primo DiFelice, DiFelice Development, Inc.  
91 Victor Heights Parkway  
Victor, New York 14564**

**ACTION: DiFelice Industrial Complex, South Side of Collett Road,**

**East of State Route 332 and West of Hook Road—  
Final Site Plan**

**WHEREAS**, the Town of Farmington Planning Board (hereinafter referred to as Planning Board) has received a request for Final Site Plan Approval regarding the construction of a one-story 72,000-square-foot mixed use building and related site improvements, to be comprised of both office and warehouse space, with four loading docks and enclosed light manufacturing operations, located upon land at the southwest corner of Collett and Hook Roads; and

**WHEREAS**, the Town of Farmington Planning Board was designated as Lead Agency under Part 617 of the State Environmental Quality Review (SEQR) Regulations on Wednesday, December 2, 2015, under separate resolution; and

**WHEREAS**, the Planning Board has opened a public meeting in compliance with NYS Town Law with regards to the requested Final Site Plan and has given consideration to the comments provided upon the above referenced Application; and

**WHEREAS**, the Planning Board, as the designated lead agency for this action, has completed, under separate resolutions, the environmental record of this application; and

**WHEREAS**, the Planning Board did, under separate resolution, make a Determination of Non-Significance upon this application; and

**WHEREAS**, the Planning Board has identified that additional building elevations and site design details are to be provided prior to the consideration of acting upon this Application; and

**WHEREAS**, the Planning Board cannot act upon this Application until the requested information has been provided by the applicant; and

**WHEREAS**, the Planning Board has received testimony from the applicant’s engineer, at tonight’s public meeting, that the applicant understands what additional information is required to be provided before the Board will reconvene to consider action upon this Application-

**NOW, THEREFORE, BE IT RESOLVED** that the Planning Board does hereby move to table and continue the consideration upon this Application to a future meeting date which will be after the Director of Planning and Development has reviewed and accepted the revised site plan details requested tonight.

Adrian Bellis	Excused
Edward Hemminger	Aye
Mary Neale	Aye
Douglas Viets	Aye
Scott Makin	Aye



Motion carried.

### 13. PRELIMINARY SITE PLAN

**PB #0704-17 Preliminary Site Plan Application**

**Name:** Finger Lakes Hotel (John Barry), 6108 Loomis Road,  
Farmington, N.Y. 14425

**Location:** Finger Lakes Hotel, 6108 Loomis Road, Farmington, N.Y. 14425

**Zoning District:** GB General Business

**Request:** Preliminary Site Plan approval to construct an 1,834-square-foot one-story addition

Mr. Long presented this application.

He explained that he is the architect on this project and wanted to provide the board with an overview of the plans this evening. He distributed preliminary renderings of the proposed addition which describe the applicant's intent. He said that he understood that the board cannot take action on the Preliminary Site Plan application this evening.

Mr. Long said that the new construction would provide an addition to the existing banquet hall. He said that the roof would not exceed the Town Code maximum height restriction, that the existing ridge of the banquet hall roof would remain, and that a new ridge on the roof of the addition would be added. Mr. Long said that the addition would match the existing traditional Japanese design of the structure and would include a broken gable to screen the new HVAC mechanical systems that are proposed for installation.

Mr. Long said that the the owner seeks to improve the property and address several deferred maintenance issues. He noted that he would provide construction material samples and color renderings at the next presentation.

Mr. Giroux expressed concern about the existing height of the driveway underpass and the upward slope away from the underpass. He said that a large piece of fire apparatus would not have adequate clearance. Mr. Long said that he already discussed this issue with the applicant's engineer.

Mr. Degear had no comments or questions regarding water and sewer utility service on the site at this time.

Mr. Morse said that the plans must comply with today's construction standards, especially with the high elevated assembly area and the amendment of the roof line.

Mr. Brabant said that emergency vehicle access is a major concern. He said that the plans would be reviewed for adequate emergency vehicle access beneath the existing underpass or from a secondary emergency vehicle access point. He also discussed the status of the hotel's normal business operations during construction of the addition. Mr. Long said that a bypass lane is being considered during construction.

Mr. Morse asked that the number of parking spaces on the site be shown on the site plans. Mr. Long said that currently there are 140 parking spaces, which he said are more than the number of spaces required by the Town Code.

Ms. Neale, Mr. Viets and Mr. Hemminger had no comments or questions on this application at this time. Mr. Makin said that he is pleased to see improvements being made to the hotel.

It was the consensus of the Planning Board and Town staff that this application be continued to allow time for Mr. Long to confer with the applicant and his engineer on the Preliminary Site Plan.

■ A motion was made by MR. HEMMINGER, seconded by MR. VIETS, that the following resolution be approved:

**TOWN OF FARMINGTON PLANNING BOARD RESOLUTION  
PRELIMINARY SITE PLAN, FINGER LAKES HOTEL ONE-STORY ADDITION—  
CONTINUATION**

**PB #0704-17**

**APPLICANT: Finger Lakes Hotel, 6108 Loomis Road,  
Farmington, N.Y. 14425**

**ACTION: Preliminary Site Plan Approval for an 1,834-square-foot  
addition to the existing banquet facility at property located at  
6108 Loomis Road, Farmington, N.Y. 14425**

**WHEREAS**, the Town of Farmington Planning Board (hereinafter referred to as Planning Board), has received an Application from Finger Lakes Hotel, 6108 Loomis Road, for a one-story 1834 square foot building addition to the existing banquet facility; and

**WHEREAS**, the Planning Board has received testimony at tonight's public meeting regarding the proposed preliminary site plan drawing; and

**WHEREAS**, the Planning Board has identified that additional building elevations and site design details are to be provided prior to the consideration of acting upon this Application; and

**WHEREAS**, the Planning Board cannot act upon this Application until the requested information has been provided by the applicant; and

**WHEREAS**, the Planning Board has received testimony from the applicant’s architect, at tonight’s public meeting, that the applicant understands what additional information is required to be provided before the Board will reconvene to consider action upon this Application-

**NOW, THEREFORE, BE IT RESOLVED** that the Planning Board does hereby move to table and continue the consideration upon this Application to a future meeting date which will be after the Director of Planning and Development has reviewed and accepted the revised site plan details requested tonight.

Adrian Bellis	Excused
Edward Hemminger	Aye
Mary Neale	Aye
Douglas Viets	Aye
Scott Makin	Aye

Motion carried.

**14. OPEN DISCUSSION**

***Town Board Referral to the Planning Board:***

***S. B. Ashley Management Corporation Incentive Zoning Application***

Mr. Swedrock and Mr. Stevens presented a concept plan to create a mixed-use community and commercial development on 134 acres on the southwest corner of State Route 332 and County Road 41.

The Town Board referred this proposal to the Planning Board pursuant to Town Code, Chapter 165, Section 6. C., for an advisory report with reasons for recommending or opposing the applicant’s request to rezone the property to Incentive Zoning (IZ).

Mr. Swedrock presented the following information:

- The parcel currently consists of three zoning districts: R-1-15 (approximately 116 acres), General Business (approximately 13 acres along State Route 332) and Light Industrial (approximately five acres along County Road 41).
- The commercial outparcels would be located along State Route 332. The uses are to be determined based upon acquisition of tenants.
- The residential component consists of:

1. 88 two-story apartments for lease (11 buildings with 8 apartments in each building)
  2. 60 two-story townhomes with one-car garage for lease
  3. 76 one-story ranch townhomes with two-car garage for lease (22 buildings with three to four units per building)
  4. 54 single-family detached villa homes for sale (approximately 10,000-square-foot lots)
  5. 84 single-family homes for sale (approximately 12,000-square-foot lots on a Town-dedicated road)
- The proposed interior roads would be consistent with the Town's Major Thoroughfare Overlay District (MTOD) map.
  - Nine acres along Beaver Creek are proposed to be dedicated to the Town as open space.
  - A sidewalk is proposed for installation on County Road 41 from the Auburn Trail connection to State Route 332.
  - The area around the Town-owned Hathaway Cemetery would be maintained with forever-wild green space. The cemetery would continue to be maintained by the Town.
  - Federal jurisdictional wetlands on the property would not be disturbed.
  - A homeowners' association would be formed to maintain the privately-owned portions of the development.
  - The project was discussed with representatives from the New York State Department of Transportation at the June Project Review Committee meeting. They provided favorable comments regarding vehicular access into the site and consistency with the Town's MTOD map.
  - Prospective Incentive Zoning amenities to be provided to the Town include the sidewalk on County Road 41, a traffic signal on State Route 332 and installation of oversized water mains, among other options under consideration.

Mr. Brand noted that an Incentive Zoning development was proposed on this parcel by a previous applicant, but that project was not pursued. He said that the prospective amenities being offered by this applicant to the Town would provide an opportunity for the improvement of an area near the Auburn Trail to enhance the visibility of the former railroad stone arch bridge which ordinarily would not be seen by walkers on the trail.

Mr. Brand said that the Town staff would prepare a draft report and recommendation for the Planning Board's consideration at a future meeting.

Mr. Giroux asked the applicant to consider the use of permeable blacktop or other permeable materials in the parking lot areas to accommodate stormwater runoff. Mr. Swedrock said that these would be considered during the investigations of the soils and water infiltration.

Mr. Degear, Mr. Morse and Mr. Brabant had no comments or questions on the concept plan at this time.

Ms. Neale noted that sidewalks are not shown in the cul-de-sac area of Section #7 on the concept plan.

Mr. Viets discussed the alignment of the Town-dedicated road. He suggested that this road could become a cut-through and a speedway for motorists seeking to avoid the signalized intersection at State Route 332 and County Road 41. He recommended that stop signs or other traffic calming devices be considered. Mr. Swedrock said that traffic calming measures would be reviewed.

Mr. Viets expressed concern about the density of the residential components and the impact of apartments and townhomes upon Town property taxes as compared to traditional single-family homes. Mr. Stevens said that the burden of costs upon the Town would be offset by the homeowners' association which would be responsible for portions of the development. Mr. Viets said that this plan provides 119 more units on the property than would have been permitted if each housing unit was a single-family residence.

Mr. Viets asked about basements, storage facilities and garages.

Mr. Hemminger expressed concern about traffic on State Route 332, turning lanes, and the issue of motorists who may use the new Town-dedicated road to avoid the signalized intersection at State Route 332 and County Road 41.

Mr. Hemminger said that most of the land is now zoned for 15,000-square-foot lots but that no 15,000-square-foot lots are being proposed. He discussed other apartment developments now proposed in the vicinity of State Route 332 and County Road 41 and said that he would prefer townhomes instead of more apartments. Mr. Hemminger said that he is uncomfortable with the lot sizes of less than 15,000 square feet and suggested that lot sizes be increased or at least average to 15,000 square feet to retain the character of the existing zoning of this site. He said that the configuration of the housing units on the concept plan is way too dense and that the mix of uses and sizes is too chaotic.

After hearing the applicant's presentation of the concept plan to the Town Board, Mr. Makin said that he also had the impression that the development was too dense. He suggested that wider setbacks between the structures be considered.

Mr. Hemminger asked if the applicant was trying to cram too much on one site. He asked if this is the right project for the community.

Mr. Swedrock said that the concept attempts to cluster the various residential uses, to maintain the Town-owned cemetery and to follow a pattern from commercial uses to less dense uses.

Mr. Hemminger said that the number of leased apartments bothers him. He said that townhomes and larger single-family lots would be more palatable to him.

Mr. Makin asked about possible commercial tenants along State Route 332. Mr. Stevens said that he envisions a community atmosphere with retail uses and possibly a coffee shop. He said that the demand for retail space would increase when prospective tenants view the site as shovel-ready.

Mr. Viets asked about access into the site. Mr. Swedrock said that there would be limited access off State Route 332. He reviewed the access sites on the drawing.

To those residents in attendance this evening, Mr. Makin said that the Planning Board would provide a report and recommendation to the Town Board on this concept plan. He explained that the Town Board would make the decision on the rezoning of the property. He encouraged residents to be aware of the Town Board agenda, attend Town Board meetings and express their views.

***Highway Superintendent:***

Mr. Giroux reported that the Mertensia Road improvement project is continuing well. He also noted that plans for landscaping around the renovated Town Hall would be presented to the Town Public Works Committee.

***Water and Sewer Superintendent:***

Mr. Degear reported that work is underway on the 2018 budget and on a five-year plan for capital improvements to the water and sewer utilities. He said that emphasis is being given to the number of new homes and businesses, and to the capacities of both the water and sewer systems.

***Code Enforcement Officer:***

Mr. Morse reported that the Cobblestone Arts Center on State Route 332 is proposing construction of a bus garage. He also noted that a three-lot subdivision has been proposed for a parcel of land on Hook Road near the Hamlet of Pumpkin Hook.

Mr. Morse said that he would be absent from the next meeting and that a representative from the Building Department would attend if requested by Mr. Makin.

***Town Engineer:***

Mr. Brabant reported that the Town Board will hold a Public Hearing on the updated Parks and Recreation Master Plan and that MRB Group is preparing the necessary maps and materials for the hearing.

He also noted that the Site Design Criteria Manual is now being updated with revised water and sewer utility materials. The final manual will be distributed in approximately one month.

***Director of Development and Planning:***

Mr. Brand reported that the Town staff is working to meet the deadline of July 28, 2017, for submitting the New York State Consolidated Funding Application (CFA) proposal for development of Beaver Creek Park. He explained that the Town's 2016 application for this grant was not ranked by the State because of a petition signed by 23 residents of Amber Drive in opposition to the park's development (dated December 2015 and received by the State on January 14, 2016). For the 2017 application, Mr. Brand reported that the Town has contacted by mail more than 450 residents in the Auburn Meadows, Estates at Beaver Creek and Monarch Manor subdivisions to inform them of the grant application and to seek their support.

Mr. Brand also commented on the Town Hall renovation project which is nearing completion, on construction that has begun in Sections 6N and 6S of the Auburn Meadows Subdivision, and on the final site plan for the Cerone Incentive Zoning Project on State Route 332 which may be submitted to the Planning Board in August.

***Planning Board Members' Comments:***

Mr. Makin reminded board members to pick up their access fobs for the Town Hall. Mr. Giroux noted that eventually the board members will also need the security access code to disable the alarm system upon their entrance into the building and to reset the alarm upon leaving.

Mr. Makin said that he expects to be absent from the Planning Board meeting on August 16, 2017.

## 15. PUBLIC COMMENTS

Mr. Sandore asked about the status of the HEC-RAS hydraulic study of Beaver Creek. Mr. Brabant reported that the Town and Fisher Associates (the engineering firm that has been retained for the HEC-RAS study) are still awaiting submission of the revised plans from the applicant's engineer. He said that the Town staff, the Planning Board and Fisher Associates cannot proceed until the applicant submits the revised plans.

Mr. Sandore also discussed this evening's proposal for the mixed-use development at the southwest corner of State Route 332 and County Road 41. He said that the increasing number of apartments in the Town scares the community. He expressed concern that there are too many apartments and that these developments are too dense. Mr. Sandore also noted that he has not seen a corresponding increase in other types of projects to provide services for the people moving into the Town.

Mr. Sandore and Mr. Degear discussed the flooding that occurred along Beaver Creek following the recent heavy rain storm. Mr. Sandore said that he observed motion and flow changes in the creek and suggested that something must have changed. Mr. Degear said that he had never seen the extent of flooding that occurred following the recent storm. Mr. Brabant said that the HEC-RAS hydraulic study would report on the current conditions of Beaver Creek and on the impact of the proposed Farmington Gardens Phase 2 project.

Mr. DeLucia, who has served for more than 23 years on the Victor Central School District Board of Education, attended the meeting to hear about the proposed development at State Route 332 and County Road 41. He said that he was pleased to have heard the board's questions regarding the number of residential housing units and the density of the proposed development. He noted that the Victor school district enrollment has increased from about 2,300 students when he joined the school board to more than 5,000 students today. He said that Victor is considered a destination district into which parents move so that their children can attend district schools. As a result, he said that the campus footprint is becoming smaller. Mr. DeLucia noted that eventually the district may have to consider a capital project to accommodate the increasing enrollment. He said that growth also brings challenges to a community and that he would discuss the proposed density of the project with the school superintendent. He also explained that the district makes five-year enrollment projections which could be affected by these types of higher density developments.

## 16. ADJOURNMENT

■ A motion was made MR. HEMMINGER, seconded by MR. VIETS, that the meeting be adjourned.

Motion carried by voice vote.



The meeting was adjourned at 9:10 p.m.

The next regular meeting of the Planning Board will be held at the Farmington Town Court, 1023 Hook Road, Farmington, N.Y. 14425, on Wednesday, August 2, 2017, at 7:00 p.m.

Following the meeting, Mr. Giroux secured the building.

Respectfully submitted,

\_\_\_\_\_  
John M. Robortella L.S.  
Clerk of the Farmington Planning Board

Attachment:  
Photographs of residential units, submitted by S. B. Ashley Management Corporation.