

TOWN OF FARMINGTON PLANNING BOARD

December 16, 2009

APPROVED MINUTES

The following minutes are written as a summary of the main points that were made and the actions taken at the Town of Farmington’s Planning Board Meeting. .

MEMBERS:

Meg Godly—Acting Chairperson
Ron Herendeen
Robert Kleman
Excused: Scott Makin, David Degear

Also present: Town of Farmington Director of Development and Planning Ron Brand; Mary and David Hoysic, MIW Systems

Excused: Town of Farmington Code Enforcement Officer, Floyd Kofahl; Town of Farmington Engineer Lance Brabant, MRB Group, P.C.

OPEN MEETING:

The meeting was called to order at 7:00 p.m. After everyone recited the Pledge of Allegiance, Acting Chairperson Godly made the introductions of Planning Board members and staff. She explained the emergency evacuation procedures to those present and said that copies of the evening’s agenda and legal notices are available on a table by the door. She also asked that all present set their cell phones on vibrate.

APPROVAL OF THE MINUTES OF THE DECEMBER 2, 2009 MEETING:

Ms. Godly had been excused from the December 2nd meeting so there was not a quorum present to vote on the Minutes. The Board will act on them at the next Planning Board meeting.

LEGAL NOTICES:

At the Chairperson’s request, the Clerk read aloud the legal notices which were published in the December 9, 2009 Daily Messenger.

PUBLIC HEARING:

PB 1202-09 SPECIAL USE PERMIT RENEWAL

NAME: Mary Hoysic, 1753 Beechwood Dr., Farmington

LOCATION: Same as above

ZONING DISTRICT: R-1-10 District

Request: To renew a Special Use Permit to continue a home occupation. The applicant wishes to continue a landscaping business from the home.

Ms. Hoysic appeared for her application. The Acting Chairperson read her letter of application into the record (see attached). The applicant operates a landscaping business called MIW Systems from her home but all supplies and equipment are stored elsewhere and clients do not come to the house.

Ms. Godly then asked for staff comments.

The Director of Development, Mr. Brand, said that the Special Use Permit (SUP) was last renewed in 2006 for three years. There are no complaints on file and no code enforcement issues. He explained to the applicant that the Town is in the process of amending the Town Code. In future, this type of home occupation would be classified as a minor home occupation with renewals issued by the Code Enforcement Officer. Only major home occupations will need to be reviewed by the Planning Board.

The Acting Chairperson commended the applicant for her prompt renewal and asked if there are any other Board comments.

Mr. Kleman wished Ms. Hoysic all the best for the success of her business.

Mr. Herendeen said he was ready to act on the application.

Acting Chairperson Godly announced that this is a public hearing and asked if there is anyone present who wishes to speak for or against this application. No one replied. She then asked for a motion to close the public hearing. The motion was made by Mr. Herendeen and seconded by Mr. Kleman. In a voice vote, the three Board members present voted aye to close the public hearing at 7:10 p.m.

Next, Mr. Kleman made a motion to waive the reading of the Type II Action SEQR with Mr. Herendeen seconding the motion. In a voice vote, the three Board members voted aye. Mr. Herendeen moved to approve the SEQR and Ms. Godly seconded. The following roll call vote was taken and recorded:

Meg Godly—aye

Ron Herendeen—aye

Robert Kleman—aye

The Type II Action SEQR was unanimously approved.

Clerk O'Malley read aloud a draft SUP resolution with the following conditions:

1. ***The application has been determined to be consistent with the provisions of Chapter 165, Section 72, of the Town Code.***
2. ***The Special Use Permit: is issued for the operation of MIW Systems, Interior and Exterior Design, within the Principal Residential Building located at 1753 Beechwood Drive; is valid for a period of three (3) years and must be renewed on or before December 6, 2012; and, shall be made null and void with any change in either use or site plan components.***
3. ***The need for a Final Site Plan is hereby waived based upon the finding that the Special Use Permit is to be conducted entirely from within the existing Principal Building located on the site.***
4. ***There shall be no building mounted or free-standing commercial speech signage permitted on the property.***
5. ***There shall be provisions for off-street parking for any business visitors to the site.***
6. ***There shall be no on-street parking for any business visitors to the site.***
7. ***There shall be no on-site advertising of regular business hours.***
8. ***There shall be no additional employees permitted other than the residents of the site.***
9. ***There shall be no outdoor display or goods or outside storage of equipment or materials used in connection with the home occupation.***

The applicant said she understood and agreed to the conditions. Mr. Herendeen made a motion to approve the Special Use Permit with the conditions and Mr. Kleman seconded the motion. The following roll call vote was taken and recorded:

Meg Godly—aye

Ron Herendeen—aye

Robert Kleman—aye

The resolution with the conditions was unanimously approved.

OPEN DISCUSSION:

DIRECTOR OF DEVELOPMENT REPORT:

Letter of Credit #8 Auburn Meadows Section 3

Mr. Brand explained that the Town Engineers, MRB Group, P.C., have requested approval for a partial release from the above letter of credit. The Planning Board has also received a release form signed by all department heads. The Planning Board is asked to recommend that the Town Board take formal action to approve the request to release a total of \$30,829.96. A balance of \$158,414.85 remains in the letter of credit.

The Director of Development went on to say that the original request contained an error in the calculations. Mary Thompson in the Town Clerk's Office noticed the error and informed the Development Department, thereby saving the Town time and money. He commended her for her action.

Mr. Herendeen then moved to approve the resolution with Mr. Kleman seconding his motion.

The Clerk recorded the following roll call vote:

Meg Godly—aye

Ron Herendeen—aye

Robert Kleman—aye

The resolution was unanimously approved.

Mr. Brand also reported that the groundbreaking ceremony for the Senior Housing project was held last Monday. The property has been purchased by Home Leasing which also operates Old Brookside in Canandaigua. They are good to work with, he said, and produce a fine product. They plan to have a community garden in the back of the building.

Town staff also met with RG&E regarding the installation of the utilities for this project. They prefer to route the lines overhead and then underground at the cul-de-sac. The Development Director said that the Town is fortunate that the Code requires underground lines for all commercial, multi-family and industrial uses. Since no one knows the future occupants of the entire site, no decision can be made at this time about future utility lines.

Mr. Brand said that Section 3 of the Auburn Meadows development is progressing as is Saratoga Crossing. He went on to say that he met with the Crescent Moon porta-potty firm which is interested in the Loomis Road site. This might be a good use for this site.

Mr. Brand also met with the owner of BVR Construction, a firm presently located in Rochester but interested in moving to a larger site in Farmington. He pointed out that it is exciting to see Farmington developing during this period of economic challenge.

Ms. Godly asked about the problems with Aldi's lighting. The Development Director said that the plaza owner will be putting up an additional light fixture for the turn area. They must accommodate the large state right-of-way restrictions. In spring, the plaza will add landscaping and concrete curbs to prevent drivers from going over the grassy area.

Mr. Brand commented that the Town has received a complaint about drivers ignoring the stop sign and about spoiled produce in the store.

Ms. Godly also asked if anything can be done about Skip Ordway's van with signage parked by filling station plaza. Mr. Brand added that it blocks the line-of-sign for northbound traffic. Ms. Godly agreed to contact Mr. Kofahl about the problem.

PLANNING BOARD CHAIRPERSON'S REPORT:

Ms. Godly reminded everyone that the Planning Board's Organizational Meeting is scheduled for Saturday, January 16th, 2010, at 9 a.m. in the large meeting room. Clerk O'Malley said she would bring donuts.

PUBLIC COMMENTS:

There were no public comments.

ADJOURNMENT:

The next meeting of the Planning Board will be at the Town Hall on Wednesday, January 6, 2010 at 7 p.m.

Mr. Kleman made a motion to adjourn with Mr. Herendeen seconding it. In a voice vote, all three Board members voted aye to adjourn at 7:29 p.m.

These minutes were taken and respectfully submitted by

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