

**TOWN OF FARMINGTON PLANNING BOARD ORGANIZATIONAL MEETING
January 16, 2010**

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:

David Degear, Chair
Meg Godly
Scott Makin
Arriving later: Ron Herendeen
Excused: Robert Kleman

Also present: Town of Farmington Director of Development and Planning Ron Brand; Town of Farmington Code Enforcement Officer, Floyd Kofahl; Town of Farmington Supervisor Ted Fafinski; Town Board Members: Michael Casale and Steven Holtz

OPEN MEETING:

Chairman Degear called the meeting to order at 9:02 a.m. and asked the Town Supervisor to address the Board.

SUPERVISOR'S REPORT:

Supervisor Fafinski began by discussing some of the State fiscal issues which will be impacting Town residents. He explained that the County's reimbursement for monies expended for Medicaid recipients has been delayed indefinitely and school district funding has also been on hold. When funds expended are not reimbursed, the State is actually borrowing from the taxpayers. The end result could be an increase in taxes or a reduction in services or both.

Another issue impacting local governments will be an increase in contributions to the New York State retirement system for government employees. This was discussed at the recent workshop for new local government officials given by the New York State Planning Federation.

At present, Ontario County and the Town of Farmington are in a good financial position, the Supervisor reported, but the situation for both can change rapidly.

The first improvement to the Town which Supervisor Fafinski discussed is the planned new Highway Department garage needed as more housing is built. The present facility is located on 4.5 acres of land which is surrounded by parkland. Expansion is limited by the fact that parkland cannot be used for any other purpose. If an addition would be put on the existing structure, the site water would drain onto parkland which is also not allowed by the State.

In addition, Mr. Fafinski said, the existing salt barn needs replacing. It was built when there were 25% fewer roads in Farmington. It can store 700 tons of road salt but we now use 200-300 tons during a severe storm. There is no room on the present site for any expansion.

The existing garage site also needs sewer service but this would be difficult and costly to install. The proposed location for a new garage-- a property on Collett Road next to the current site-- would allow sewer installation at lower cost and less difficulty.

The first step in the process, the acquisition of the new property, is planned for this year. The Supervisor added that he hopes they can also have the plans ready for construction to start in 2011. Once the new facility is up and running, the Town Board will be looking at remodeling the old structure for storage for the Parks Department on the east side and a new court on the west. Mr. Fafinski explained that the Racino has increased the number of court cases for the Town. At present, they can have as many as 108 cases scheduled on DA night. Fortunately, there is no asbestos to remove for the remodeling. This will avoid the need to expand Town Hall. These improvements are planned for 2012.

Supervisor Fafinski stressed that the Town Board has the funds available to do all this. He also explained that the wastewater treatment plant had to be expanded first, to deal with the Town's growing population.

Mr. Casale commented that, once the court leaves Town Hall, there will be space for the Development Department to use. The Supervisor, however, made it clear that no additional staffing is planned. Government needs to become more efficient.

Mr. Makin asked if taxes ever go down. Supervisor Fafinski responded that the County taxes have actually gone down over the past five years. The problem for the County is that 75% of the taxes collected go to pay for State mandates, mostly in the area of Social Services.

When the Supervisor finished speaking, Chairman Degear thanked him for his report. He asked if Mr. Casale or Mr. Holtz wished to add anything. They said no.

DIRECTOR OF DEVELOPMENT REPORT:

Mr. Brand began his report by commending the Town Board for an active, hard working Government Ops Committee. He said Mr. Casale and Mr. Holtz are doing a fine job.

The first item in the Development Director's report was the update to the Comprehensive Plan. Lu Engineers are working on the maps, he said, so that Town residents can compare past and present development in Farmington. They will be on the website and on display at Town Hall. He promised to bring the land use maps to the Planning Board meeting.

Mr. Brand said that the 2003 Comprehensive Plan will be on the Town website soon. He is working with Town Board member Peter Ingalsbe on this.

The next item discussed was the update of the Official Zoning Map with the assistance of the County. It will be updated by the Town Clerk on the website as needed.

The Zoning Code is also being updated since parts of it are fourteen years old. Some regulations are very cumbersome. As Supervisor Fafinski said earlier in the meeting, Mr. Brand pointed out that government must become more efficient.

The Director of Development reminded the Planning Board members that they need to adopt the Landscaping and Architectural Guidelines at their Organizational Meeting each year. Although

he does not have a resolution drafted today, he promised to bring one to Wednesday night's meeting.

Mr. Brand explained that a Phase I Environment Audit is needed for the highway garage project to determine if the site is contaminated. This and the SEQR work are planned for this year.

Mr. Brand then announced that a landowner wishes to develop a site on Bowerman and Brownsville Roads for cluster housing. A second sewer line will be needed. The existing zoning does not allow clustering because no one anticipated sewers being there. The Government Ops Committee along with the Town Attorney, the Code Enforcement Officer and the Development Director will be working on a modification to current zoning.

Mr. Brand went on to explain that each new subdivision means more miles of roadway needing maintenance. A spread out design increases these costs while clustering reduces them. Another change coming to the housing market, he said, is the need for energy conservation. The costs of conservation need to be balanced against the increasing cost of utilities.

The Director of Development mentioned that the moratorium on wind energy ends in June. The Government Ops Committee is working on this issue.

Next, Mr. Brand reported that the Town Board received a request for Incentive Zoning for the new Beaver Creek development. The applicant offered several amenities such as an oversize water main (but without any information on how it would be hooked up) as incentives. The Town Board wants to see closure on several issues for the applicant's Auburn Meadows subdivision first.

The Development Director suggested that the Town look at what other towns are doing regarding Incentive Zoning. What does the Town need? What benefits can be offered to the community? It is necessary to look beyond the proposed development in determining these. Ms. Godly asked if the Code needs to be strengthened for Incentive Zoning. Mr. Brand said no.

The Director of Development explained that there has been a change in NYS DOT (Department of Transportation) procedures which will benefit the senior housing project. The highway work permit was granted with conditions, namely, that there will be no Certificate of Occupancy until DOT signs off on the left turn, right in and out on Route 332. Previously, DOT would shut down a project instead.

Mr. Brand concluded by reminding everyone of the recent changes to local laws to simplify approvals for minor home occupations. The Planning Board will now consider only major home occupation applications. He added that the Town is still waiting to hear about trail funding, funding for the handicapped park facilities and the Broadway Theater League proposal.

Mr. Makin asked about the process being followed to update the Comprehensive Plan this year. Mr. Brand said that this is an update so fewer people are needed to give input than when it was first created. He suggested that the Planning Board work on it and send their ideas for updating it to the Town Board. Some points that need consideration include the assumption of risk by the developer for Incentive Zoning and the possibility of having mixed use zoning for the senior housing area with retail on the first floor and apartments above. Mr. Casale commented that traffic is an issue for mixed use areas. Mr. Makin pointed to the Crocker Park development in Cleveland as a successful use of a 1940s design.

Finally, the Development Director said that the Ag Advisory Committee met with the Town Board to discuss applying to NYS Ag and Markets for a farmland protection grant.

CODE ENFORCEMENT OFFICER REPORT:

Mr. Kofahl said that permit applications increased slightly in 2009 and 2010 already looks to be a busy year for these. During the last quarter of 2010, he reported, several businesses looked at Farmington for a new location. The Hollingsworth site on Loomis Road and the proposed Walgreens site on Routes 96/332 were two locations under consideration. Benderson Development requested all files on the latter site under FOIL. The CEO said he expects action on some of these locations in 2010.

Mr. Kofahl also reported that there is a proposal to put a mini-storage at the intersection of Collett Road and Route 332. Staff is reviewing this. A Special Use Permit would be needed.

@Home Builders will be constructing the homes for the Beaver Creek development. The Town is please because this is a good builder and, as a member of the Rochester Homebuilders Association, they could use it for a Homerama. They plan to start construction soon.

The CEO said that Saratoga Crossing hopes to rent units in two buildings by the end of April. The community center will also be built by that time. He went on to say that Park Place Restaurant plans to open by February 15th, a realistic time frame, and that the footers are going in for the senior housing with plans for framing in February (weather permitting).

In reference to earlier comments about expansion for the Development Department, Mr. Kofahl explained that more room is needed for the property files. Ms. Godly asked about the possibility of electronic storage. The CEO explained that they were not able to do this before the recent computer upgrade. Although Windows 7 now makes this possible, not all applicants are able to provide electronic files.

Chairman Degear thanked Mr. Kofahl for his report.

2010 RULES OF PROCEDURE:

Ms. Godly asked that the Town Board resolution specifying training needed for Board members be appended. Chairman Degear expressed concern about this making the process more cumbersome. Mr. Brand added that this would be another item that would need to be kept up to date.

Ms. Godly then made a motion to approve the 2010 Rules of Procedure and Mr. Makin seconded the motion. The following roll call vote was taken and recorded.

Meg Godly—aye
Ronald Herendeen—aye
Robert Kleman—excused
Scott Makin—aye
David Degear—aye

The Rules of Procedure were unanimously adopted.

Chairman Degear will contact the Town Clerk for a copy of the Town Board Resolution regarding the Planning Board Training Requirement which will be handed out at the January 20, 2010 Planning Board meeting and attached to our 2010 Organizational Meeting minutes as a reference attachment (see attached).

CHAIRMAN OF PLANNING BOARD REPORT:

Mr. Degear said that Bob Kleman is still in Strong Hospital after a heart attack. The Board members signed a get well card for him.

The Chairman also asked Mr. Brand to prepare a resolution to approve the Landscaping and Architectural Guidelines for Wednesday night's Planning Board meeting.

ADJOURNMENT:

Mr. Makin made a motion to adjourn with Mr. Herendeen seconding it. In a voice vote, the four Board members present voted aye to adjourn at 10:22 a.m.

These minutes were taken and respectfully submitted by

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