

**TOWN OF FARMINGTON PLANNING BOARD RESOLUTION
DESIGNATION OF LEAD AGENCY STATUS – Preliminary Site Plan**

PB# 0401-14.1

APPLICANT: ROBIN HAYS, FINGER LAKES ATHLETIC CENTER, 6132 AND 6162 STATE ROUTE 96

Whereas, the Town of Farmington Planning Board (hereinafter referred to as Planning Board) has determined the proposed action described above herein (referred to as Action) to be an Type I Action under, article 8 of the New York State Environmental Conservation Law, Part 617.4 (b) (6) (i) of the State Environmental Quality Review (SEQR) Regulations; and

Whereas, the Planning Board has on April 16, 2014 declared its' intent to be designated the lead agency for the above referenced Action and has conducted a coordinated review with involved agencies under the SEQR Regulations; and

Whereas, a 30 day Public Review Period for this Action, was commenced on April 17, 2014 and ended at noon on May 19, 2014; and

Whereas, the Planning Board has received no objection from any involved agency, within the public review period established, to their being designated as the lead agency for making the required determination of significance upon the above referenced Action; and

Whereas, the New York State Department of Health (NYSDOH) and the Town of Farmington Water & Sewer Superintendent, had no comments on the information provided; and

Whereas, the Planning Board has received comments from the New York State Office of Parks, Recreation and Historic Preservation (SHPO), and the Region 4 Office of the New York State Department of Transportation (NYSDOT); and

Whereas, SHPO is requiring the Applicant to provide a Phase 1 archeological survey, or identification of substantial prior ground disturbance; and

Whereas, the Director of Planning and Development has provided Lu Engineers with a copy of the SHPO response along with the name of the firm having completed a Phase 1 archeological survey upon the adjacent Generations Bank Site Plan; and

Whereas, the NYSDOT is requiring additional time to complete its' review of the Traffic Impact Study; and

Whereas, a lead agency may not make a determination of significance upon an Action until all Involved Agencies have completed their review and replied to the lead agency.

Now, therefore, be it further resolved that the Planning Board does hereby designate itself as the lead agency for making a Determination of Significance upon said Action.

Be it finally resolved that the Planning Board will not make a determination of significance upon the Action until the SHPO and NYSDOT have replied with their comments to the information requested above herein.

The above resolution was offered by _____ and seconded by _____ at a meeting of the Planning Board held on Wednesday May 21, 2014. Following discussion thereon, the following roll call vote was taken and recorded:

Leslie O'Malley	-
Mary Neale	-
Meg Godly	-
Ron Herendeen	-
Scott Makin	-

I, John Robortella, Clerk of the Board, do hereby attest to the accuracy of the above Resolution being acted upon and recorded in the minutes of the Farmington Planning Board for the Wednesday, May 21, 2014 meeting.

John Robortella
Clerk of the Board

L.S.

**TOWN OF FARMINGTON PLANNING BOARD
ACTION RESOLUTION—FINAL PLAT EXTENSION**

PB # 0802-13.2

APPLICANT(S): Bramwell Park LLC, 1303 Marsh Road, Pittsford, N.Y. 14534

**ACTION: Final Subdivision Plat Approval Extension, Section 1,
Hickory Rise Subdivision, 31 Single Family Lots**

WHEREAS, the Town of Farmington Planning Board (hereinafter referred to as Planning Board) has, on January 22, 2014, granted a 90 day extension for the Final Subdivision Plat Approval for the above referenced Section 1 of the Hickory Rise Subdivision; and

WHEREAS, the 90 day period ended on April 22, 2014 and a need exists to again be extend Final Plat Approval for an additional 90-day period to allow signature by the Planning Board Chairperson for filing of the Final Plat Maps in the Office of the Ontario County Clerk's Office; and

WHEREAS, there are no changes to the Final Plat Drawings previously reviewed and approved by the Planning Board on August 8, 2013.

NOW, THEREFORE, BE IT RESOLVED that the Planning Board approves with the following conditions:

1. This Final Plat Approval Extension is for the subdivision of land of Section 1, of the above referenced Hickory Rise Subdivision, identified as Tax Account Map #29.00-2-9.100 into a total of 31 single family building lots. The Board's approval is based upon the Final Subdivision Plat Maps and related drawings prepared by BME Associates, identified as Drawing Number 02, entitled "Hickory Rise Section 1 Final Subdivision Plat" and Drawings Number 02A, and 03 through 12, all having a date of June, 2013, and further identified as Project No. 2344A.
2. Planning Board Final Plat Approval Extension is further conditioned upon the Applicant providing all of the information on revised drawings as was specified in the August 8, 2013 Planning Board Resolution Conditions of Approval for File #PB 0802-13.
3. The Final Plat Approval Extension is hereby granted for a period of 90 days which shall commence on April 22, 2014 and continue until July 21, 2014. During this 90 day period, the applicant is to obtain all required signatures of approval, including the Planning Board Chairperson's signing of the Final Plat Maps on or before the July 21, 2014 deadline.
4. The Applicant is hereby given further notice that the signed Final Subdivision Plat Mylar and two paper prints are to be filed in the Ontario County Clerk's Office within 62 days of the date of signing by the Planning Board Chairperson, or the Applicant will need to reapply for Final Plat Approval.

5. Copies of the signed Final Plat drawings, are to be filed with the Town Highway and Parks Superintendent, the Town Water and Sewer Superintendent, the Town Development Office and the Town Engineers.

6. No Building Permits may be issued until the Town has received receipt from the County Clerk's Office of the filing of this Section 1 drawings.

The above Resolution was offered by _____ and seconded by _____ at a regularly scheduled Planning Board Meeting held on Wednesday, May 21, 2014. Following discussion, the following roll call vote was recorded:

- Leslie O'Malley -
- Mary Neale -
- Meg Godly -
- Ronald Herendeen -
- Scott Makin -

I, John M. Robortella, Clerk of the Board, do hereby attest to the accuracy of the above Resolution being acted upon and recorded in the minutes of the Farmington Planning Board for the May 21, 2014 meeting.

John M. Robortella, Clerk of the Board

L.S.

TOWN OF FARMINGTON PLANNING BOARD
ACTION RESOLUTION – PRELIMINARY SITE PLAN & RE-SUBDIVISION PLAT APPROVAL

PB # 0501-14

APPLICANT(S): RYAN HOMES

ACTION: PRELIMINARY SITE PLAN APPROVAL OF THE “CREEKWOOD SUBDIVISION, RED FERN DRIVE,” WITH CONDITIONS.

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

WHEREAS, the Planning Board has reviewed the public hearing and public records upon said Action.

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

1. This Preliminary Site Plan approval is for the development of 1.91 acres of land, identified as Tax Maps # 041,028-02-037 through 041.028-02-060, to enable the development of twenty (20) townhouse dwelling units on Re-subdivided Lots R-1 through R-20 of the “Creekwood Subdivision.” The Board’s approval is based upon the maps prepared by Passero Associates, identified as Drawing No. C-101 through C-104 and C-200, Project No. 20141833.0001, entitled “Site & Subdivision Plan, Creekwood Townhomes, Red Fern Drive,” dated February, 2014.
2. Preliminary Site Plan Approval is conditioned upon the following changes being made to Drawing No. C-101:
 - a. The Title of the Drawing is to be changed to read... “Preliminary Site Plan & Re-subdivision Plat, Creekwood Townhomes, Red Fern Drive.”
 - b. The legend that reads “Proposed Areas Table” is to be changed to read... “Approved Areas Table.”
 - c. Site Data Note #10. is to be changed to read... “Entire site lies within a mapped Zone C Area of Minimal Flooding per FIRM Community Number 361299, Panel Number 0020B, Panel 20 of 20, dated September 30, 1983.”
 - d. Site Data Note #13. is to be changed to read... “Sanitary Sewer will be provided by the Town of Farmington Sewer District.”
 - e. The Note that reads... “Variances Required.” is to be changed to read “Area Variances Granted by Zoning Board of Appeals, on May 19, 2014, Files #ZB 0502-14 through #ZB 0520.”
 - f. The Street Lights previously approved on the Final Plat Map for this original subdivision and shown on Drawing No. C-104, are to be provided on the re-subdivision plat map C-101 and the Landscaping Plan Map C-104.

- g. The sidewalk previously shown on the Final Plat Map extending across the frontages of Lot #R-11 through #R-20 is to be provided on the re-subdivision plat map C-101.
 - h. Additional Evergreen Trees, identified as AB Balsam Fir, shown on the Plant Schedule on Drawing No. C-104, are to be added across the back portions of Lots #R-11 through #R-20 and #R-1 through #R-5 to screen the Townhouse Dwelling units on these lots from adjacent properties.
 - i. The Sanitary Note number 6, on Drawing No. C-102, is to be changed to read... “All sanitary sewer.... and policies of the Town of Farmington Sewer District.”
3. There is to be a Site Note added to the Preliminary Site Plan & Re-subdivision Plat, Drawing C-101, that reads... “Prior to the issuance of any Building Permits for Development upon any of the Re-subdivided Lots, a Park and Recreation Fee for each Lot, in the prevailing amount of the Fee at the time of application, is to be paid to the Town of Farmington.”
 4. There is to be a Site Note added to the Preliminary Site Plan & Re-subdivision Plat, Drawing C-101, that reads... “The Planning Board determines that dedication of Parkland is not a pre-requisite to their Approval of this proposed site plan.”
 5. All comments contained in the MRB Group, the Town Engineering Firm, dated May 19, 2014 are to be responded to in writing to the Town and to the Town Engineering Firm, prior to the Planning Board Chairperson signing the Preliminary Drawings.
 6. When the above referenced conditions of approval have been reflected upon revised Preliminary Site Plan & Re-subdivision Plat Maps, then six (6) sets of paper prints of the revised Maps are to be submitted for signing by the identified Town Officials and the Town Planning Board Chairperson. Once signed, one set will be returned will be filed in the Town Development Office, the four (4) other sets will be provided to the Town Officials signing the Preliminary Site Plan and the remaining set will be sent to the Applicant. Should there be need for additional signed sets, then the Applicant is to provide them at the time of signing the Preliminary Site Plans & Re-subdivision Plat Drawings.
 7. The Preliminary Site Plan Approval with conditions is valid for a period of 180 days from today. Once all revisions have been made to the Preliminary Site Plan and the Revision Box so noted on all drawings, then the identified Town Officials will sign the Preliminary Site Plan prints prior to the Planning Board Chairperson signing. Once the signed Preliminary Site Plan Map has been placed in the file in the Town Development Office then the Planning Board will entertain an application for Final Site Plan & Re-subdivision Plat approval.
 8. _____

 9. _____

The above Resolution was offered by _____ and seconded by _____, at a regular scheduled Planning Board Meeting held on Wednesday, May 21, 2014. Following discussion, the following roll call vote was recorded:

Leslie O'Malley -
Mary Neale -
Ron Herendeen -
Meg Godly -
Scott Makin -

I, John Robortella, Clerk of the Board, do hereby attest to the accuracy of the above Resolution being acted upon and recorded in the minutes of the Farmington Planning Board for the May 21, 2014 meeting.

John Robortella, Clerk of the Board L.S.

C: PB #0501-14. Preliminary Site Plan & Re-subdivision Plat Res. Creekwood Townhomes. Red Fern Drive. approval with conditions.

Part 2 - Impact Assessment. The Lead Agency is responsible for the completion of Part 2. Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept “Have my responses been reasonable considering the scale and context of the proposed action?”

Ryan Homes, Creekwood Townhomes, Red Fern Drive, PB# 0501-14 Preliminary Site Plan & Resubdivision Plat Approval	No, or small impact may	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	X	
2. Will the proposed action result in a change in the use or intensity of use of land?	X	
3. Will the proposed action impair the character or quality of the existing community?	X	
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	X	
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	X	
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	X	
7. Will the proposed action impact existing: a. public / private water supplies? b. public / private wastewater treatment utilities?	X	
	X	
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	X	
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	X	
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	X	
11. Will the proposed action create a hazard to environmental resources or human health?	X	

Part 3 - Determination of significance. The Lead Agency is responsible for the completion of Part 3. For every question in Part 2 that was answered “moderate to large impact may occur”, or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

Detailed Explanation..... See Attached SEQR Resolution – Determination of Significance

- Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
- Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.

Farmington Planning Board

May 21, 2014

Name of Lead Agency

Date

Scott Makin

Chairperson

Print or Type Name of Responsible Officer in Lead Agency

Title of Responsible Officer

Ronald L. Brand Director of

Planning

Signature of Responsible Officer in Lead Agency
Responsible Officer)

Signature of Preparer (if different from

DRAFT

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

PB # 0501-14

APPLICANT: Ryan Homes

ACTION: Preliminary Site Plan & Re-subdivision Plat Approval, Creekwood Subdivision, Red Fern Drive

WHEREAS, the Town of Farmington Planning Board (hereinafter referred to as Planning Board) has determined the proposed Preliminary Site Plan and Re-Subdivision Plat for the proposed Creekwood Subdivision, located along Red Fern Drive and related site improvements to be an Unlisted Action under Part 617 of the State Environmental Quality Review (SEQR) Regulations; and

WHEREAS, the Planning Board has conducted a public meeting upon said Action and has given consideration to the comments provided at tonight's public meeting; and

WHEREAS, the Planning Board has given consideration to the criteria for determining significance as set forth in Section 617.7 (c) (9) and (11) of the SEQR Regulations and the information contained in Parts 1 and 2 of the Short Environmental Assessment Form.

NOW, THEREFORE, BE IT RESOLVED that the Planning Board has reasonably concluded the following impacts are expected to result from the proposed Action, when compared against the criteria in Section 617.7 (c):

- (i) there will not be a substantial adverse change in existing air quality, ground or surface water quality or quantity, traffic noise levels; a substantial increase in solid waste production; a substantial increase in potential for erosion, flooding, leaching or drainage problems;
- (ii) there will not be large quantities of vegetation or fauna removed from the site or destroyed as the result of the proposed action; there will not be substantial interference with the movement of any resident or migratory fish or wildlife species as the result of the proposed action; there will not be a significant impact upon habitat areas on the site; there are no known threatened or endangered species of animal or plant, or the habitat of such species; or, are there any other significant adverse impacts to natural resources on the site;
- (iii) there are no known Critical Environmental Area(s) on the site which will be impaired as the result of the proposed action;
- (iv) the overall density of the 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 FURTHER RESOLVED that the Planning Board directs the Planning Board Chairman to sign and date Part 2 of the Short Environmental Assessment Form and to identify on the Form that the proposed Action will not result in any significant adverse impacts.

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

The above resolution was offered by _____ and seconded by _____ at a meeting of the Planning Board held on Wednesday, May 21, 2014. Following discussion thereon, the following roll call vote was taken and recorded:

Meg Godly
Ronald Herendeen
Scott Makin
Mary Neale
Leslie O'Malley

I, John M. Robortella, Clerk of the Board, do hereby attest to the accuracy of the above Resolution being acted upon and recorded in the minutes of the Farmington Planning Board for the Wednesday, May 21, 2014 meeting.

John M. Robortella,
Clerk of the Board

L.S.

DRAFT