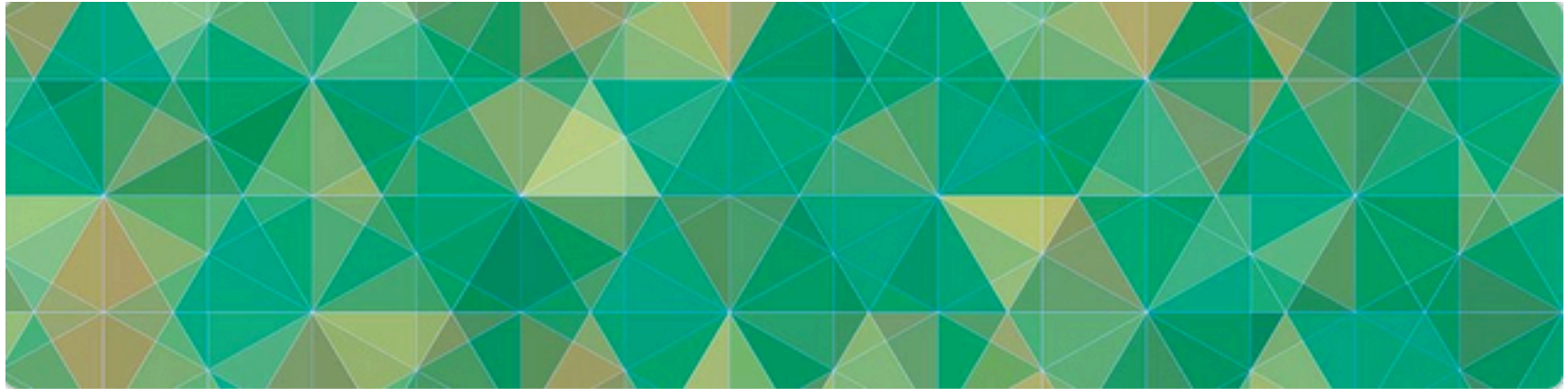


Appendix No. 1:

**COMMUNITY SURVEY  
CONDUCTED IN 2020**

See attached.



# Community Survey - Town of Farmington Comprehensive Plan Update

The form Community Survey - Town of Farmington Comprehensive Plan Update is no longer accepting responses.

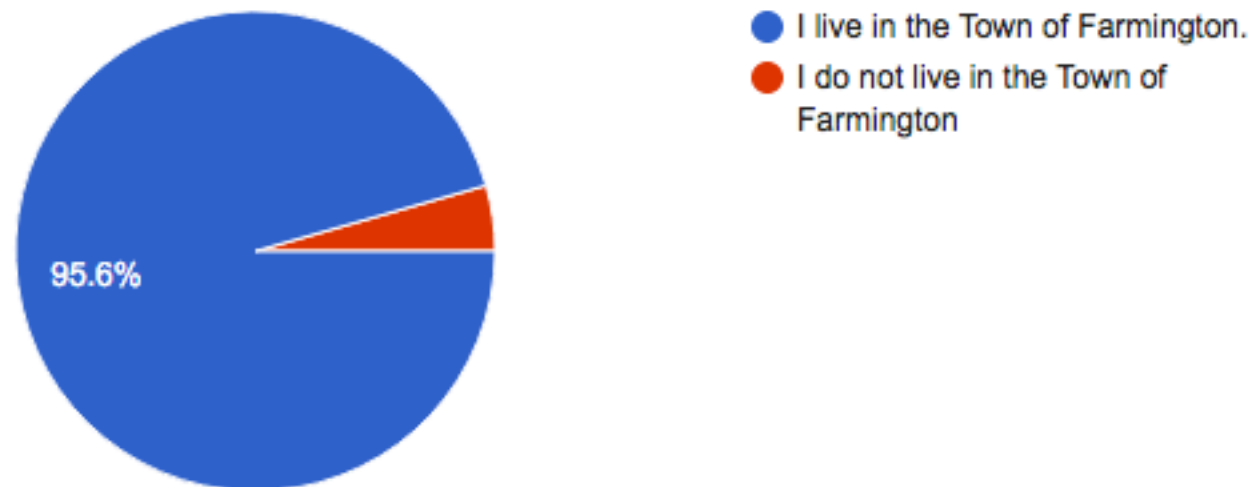
Try contacting the owner of the form if you think this is a mistake.

[See previous responses](#)

## Living in Farmington

1. Please check the box below that best describes you:

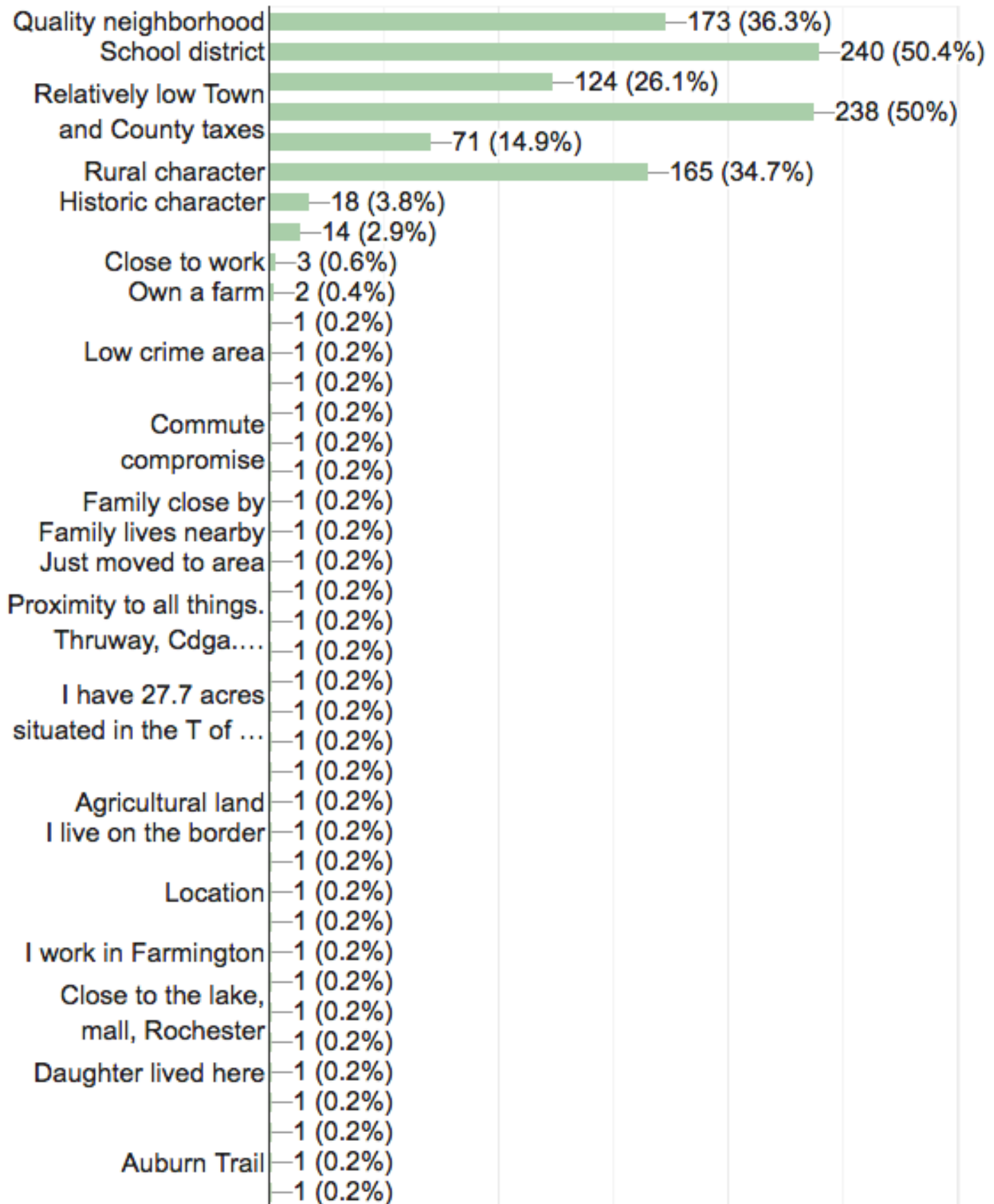
499 responses



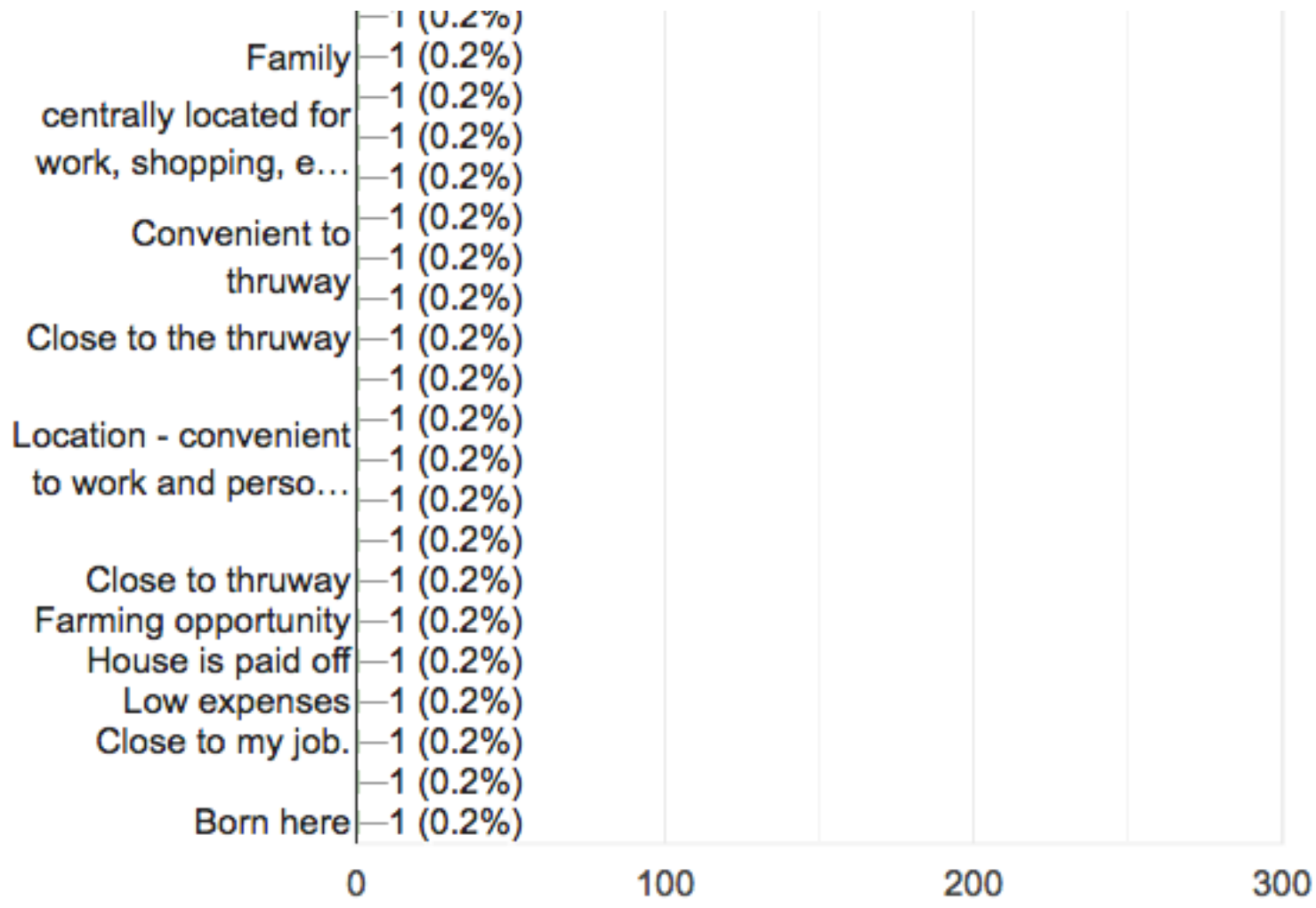
## 2. Why do you choose to live in Farmington? (Note: Scroll over the green bar to see the full text of the category title)



476 responses



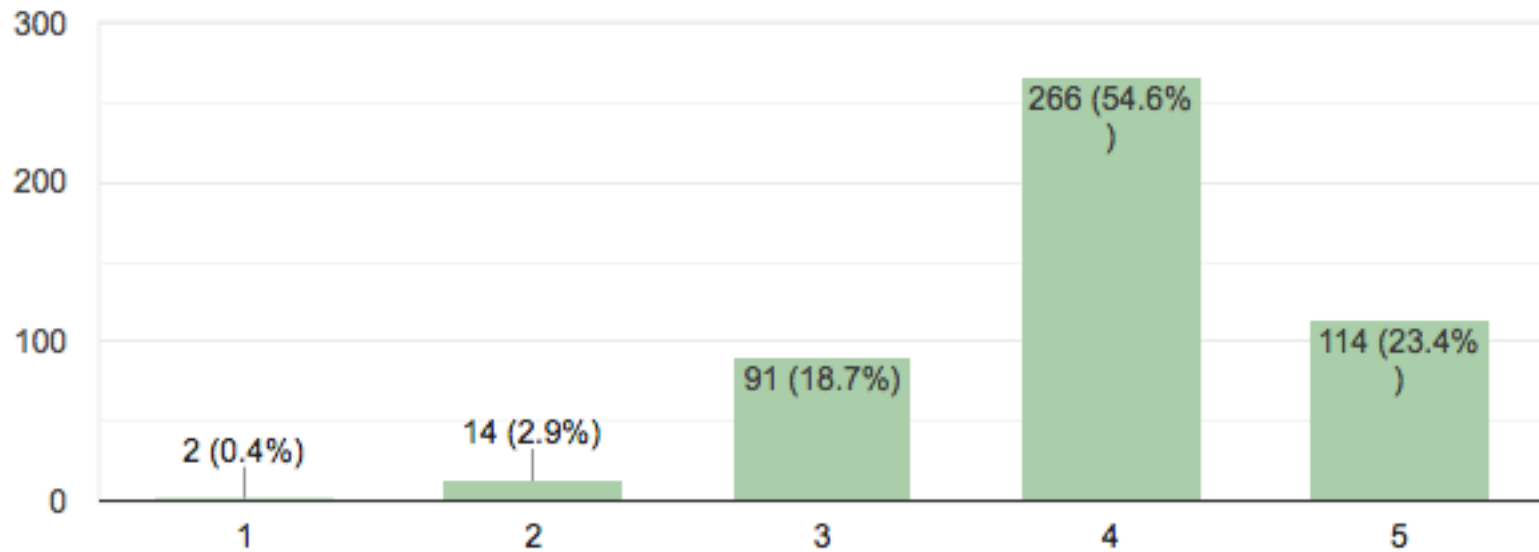




### 3. How would you rate the quality of life in Farmington? (1= poor and 5=excellent)

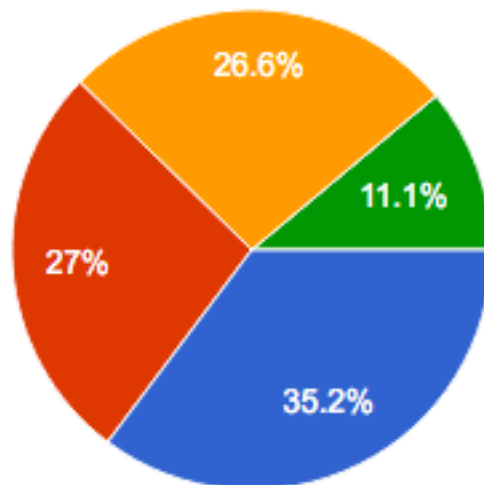


487 responses



#### 4. In the last 10 years, do you think the quality of life in Farmington has:

488 responses



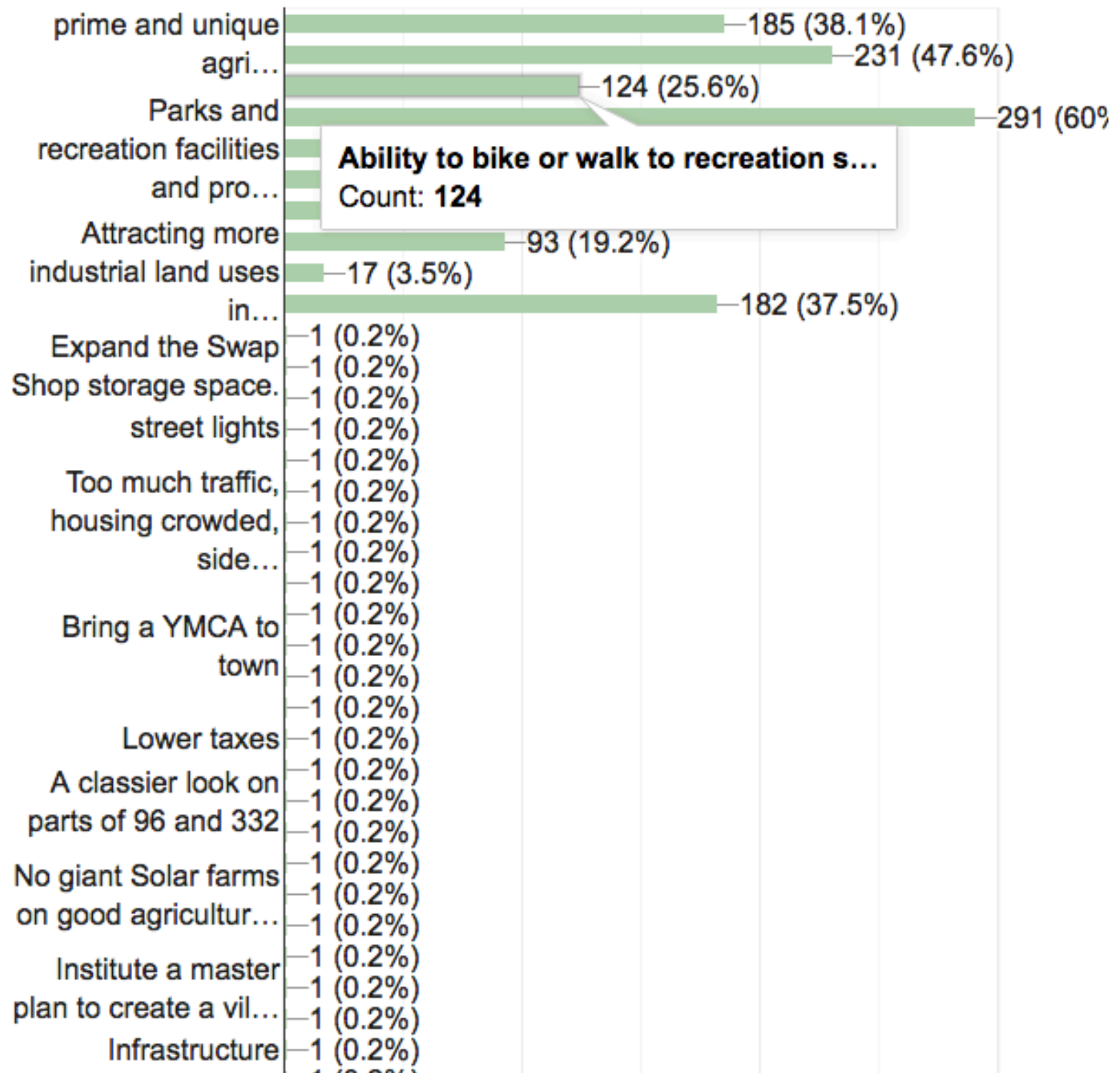
- Improved
- Stayed the same
- Declined
- I have no opinion

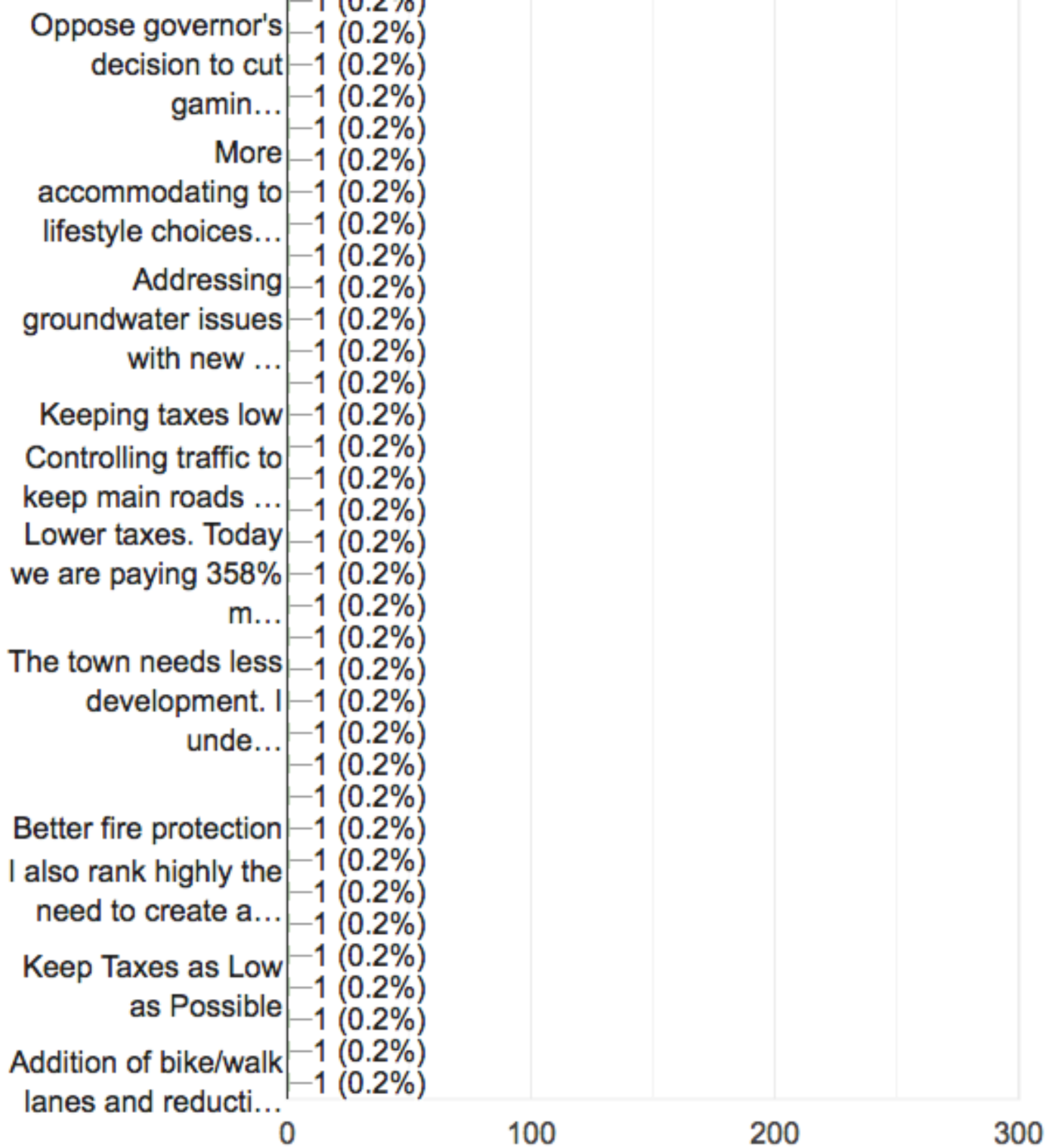
# Issues and Opportunities

5. What are the most important opportunities/issues you see for the Town to address during the next ten (10) years? Please select your top three (3) from the list below and the feel free to identify others. (Note: scroll over the green bar to see the full text of the category)

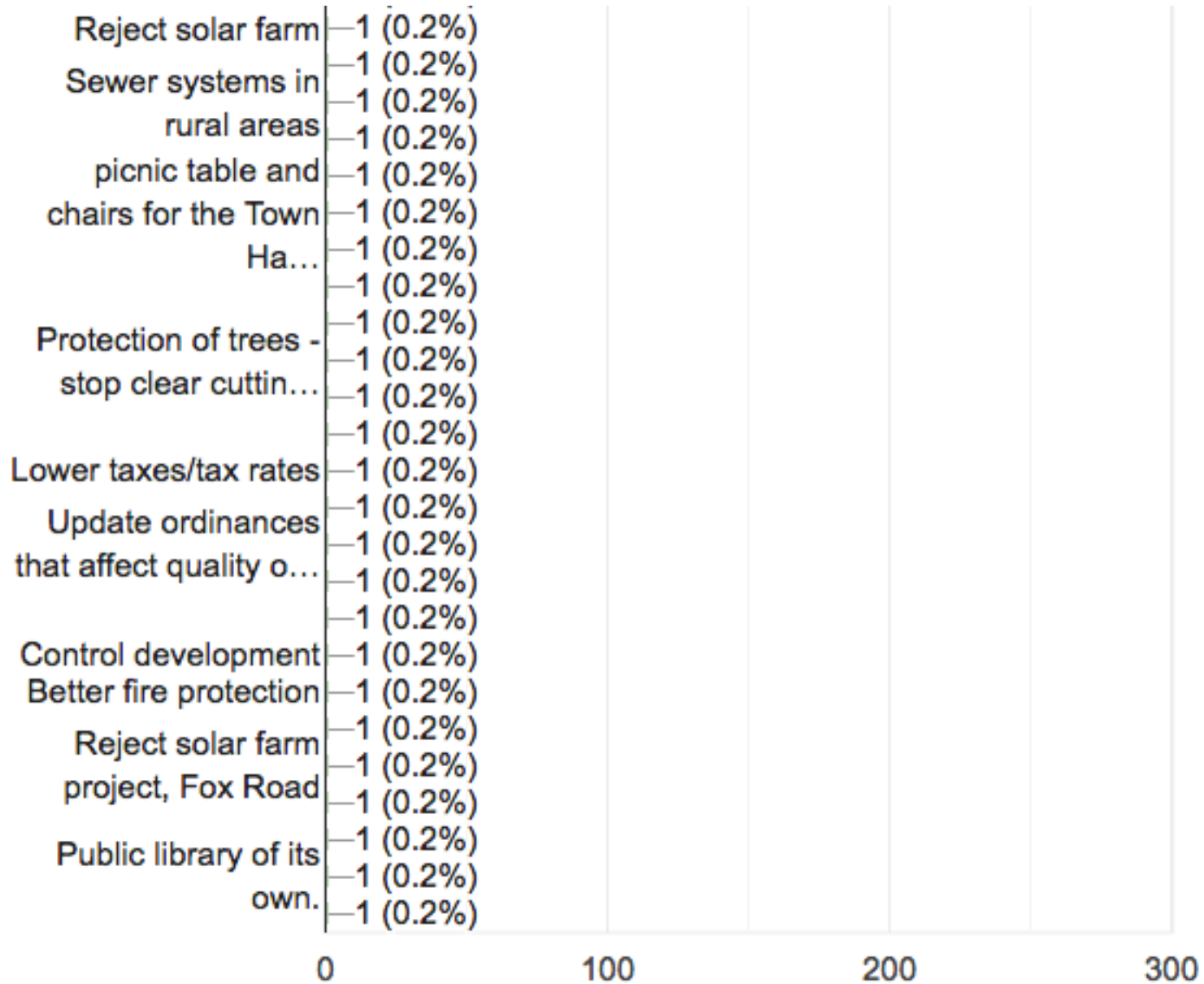


485 responses











## Your Vision for the Future

7. To better understand your vision for Farmington, we're asking you to imagine the future. In fifteen (15) years, how would you \*like\* to be able to describe the Town of Farmington to your friends/children/grandchildren? What would it look like? Feel like? Who is here? What is happening? Please describe below.

388 responses

More local restaurants and grocery stores. School districts are great. Great neighborhoods with low cost taxes

Need more family friendly restaurants other than fast food.

Great place to live

Not become Henrietta - small town feel

A variety of dining, recreational and shopping.

I trailer parks, better grocery store

Farmington needs its own school district if it keeps growing like it currently is.

Adhere to current master plan and keep rural character.



A wonderful place to live. Open space, clean water and air. Not crowded with businesses, apartments or houses.

Put a moratorium on all business development along RT 332, & RT 96. We do not need multiple gas stations, convenient stores, nail/hair salons etc. simply because it reduces Town taxes. The rural character of Farmington can be maintained with proper foresight. To do otherwise encourages overdevelopment, resulting in a Jefferson Rd. In Henrietta change in our demographics.

Increase recreational facilities, outdoor/indoor track and gym. Restaurants open late night. More diversity—increase in Hispanic, African American, Asian, etc., population.

Minimum, 5 acre lots, no new subdivisions

Not like Henrietta. A nice combination of rural and suburban. A place that is structured for families- park, recreation, community center, etc.

A safe neighborhood for families.

## Keep the Farm

Farm land preserved. An Ikea out here. More traffic control. Better restaurant choices.

The town of Farmington is a farming community, close to thruway but far away from major city life. See the trees, they are the same trees that have occupied that space for many years, growing undisturbed. My vision: We are lucky to continue to have a beautiful area that isn't overburden by strip malls, and storage units! Keep the country charm and have all industry and businesses want to come here and pay the same taxes as the residents. No tax breaks to build in our community!

Keep a more rural feel to the town. I don't want this to be the next Henrietta or trying to be Victor. Have the Town be smart taxes so we don't have residents leaving for the next town.

A Town where citizens actively contribute to the quality of life by participating in local government, local service organization and the school systems. A town where there are adequate recreational opportunities for citizens of all ages.

Rural with open farms

I pray not to see 21,000 solar panels on pristine farmland and if so, a new town board who will fight for its taxpayers and not New York City developers. The proposed solar power plant will produce an undesirable change in the character of our town!

more of a community feeling

I would love for families to have their children to be able to grow up in a safer environment. Smaller township.

I would like a Main Street that is more culturally oriented that doesn't include gas stations and a RV super center.

Our town has historically been rural agricultural and open. I would like to see healthy farms and wildlife flourish. I do not want to see 21 thousand solar panels. The last few years has seen a drastic decline in the quality of life in Farmington due to heart breaks caused by the town board and the super large solar power plant under consideration. If this project is approved it will have significant negative impact on all of us in terms of what it means to live in Farmington.

A beautiful , safe community. One with a great school district. Access to shopping etc.. without crazy traffic. Affordable taxes and great parks. Especially a Dog park.

A quaint little town where my family still resides

A community that has wonderful trails and sidewalks to get to local eateries and fun smaller retail stores. "I love that I can ride my bike to the \*sandwich shop\* (hint, not fast food) and it's safe to get there".

A well planned, thoughtfully designed town with great sidewalk and trail networks, protected historic resources, and higher/better uses along Route 332. We need better uses than townhomes, gas stations, fast food and low brow hotels/motels. We need to really stick to our new design guidelines and really improve the town center of Farmington. Priority should also be given to developing the ring roads adjacent to 332 like what is proposed to connect auburn meadows, post office, Prosecco and Hathaway corner. I would also like this town to better embrace renewable energy as a way to attract people to our town. We need more efficient processes for approving solar projects to enable them to go forward. Lastly, wouldn't mind a satellite/neighborhood school in Farmington for the canandaigua district.

No comment other than its nice community to live in

Farms and open space toward Pumpkin Hook and Manchester. Developed and busy area along 96/332. Ideally, Farmington would retain it's current small town feel. We live in Victor, very near the Victor Farmington town line.

Still having that rural charm.

Keep it rural and stop building cookie cutter poor quality houses

Many different age groups living in a community that offers so much to many, beautifully designed with attractively landscaped business areas and roads, popular recreational opportunities, with a safe, clean environment. People love it so much they don't want to leave.

Charming small community.

Well, I can tell you what it WOULDN'T look like—Henrietta. And that's where I fear you're headed with all this development. More development creates more traffic congestion and more targets of opportunity for criminals. We're already starting to see it happen. Also, I'd rather see local businesses be given the money to create retail that we need rather than showering big developers and national corporations with our tax dollars. Really—do we NEED two dollar stores a mile apart??!



Emphasis is on preserving green spaces, farmlands, limiting industrial and commercial development. Community feel, with many programs for all age groups, activities/concerts at local parks to bring people together and promote local performing groups.

Small suburban town with a great school district and strong community programs.

I hope that the 332 corridor does not turn into Henrietta. It seems the town is pushing for cheap, ugly, low quality commercial opportunities. I would like Farmington to encourage more local pride development or at least invest in roadside beautification projects to hide the Henrietta look. Please don't turn us into the Car Sales Hellhole of North Canandaigua. I want us to live in a green and clean neighborhood

Hometown feelings and warmth of the community.

I hope to say Farmington is a great place to live because it has a great feeling of community. I have lived here for over 30 years and I have not felt that way. One reason is that we have different school districts, but I think that can be overcome with a gathering place for events, shopping, restaurants, a water feature or fountain, a coffee shop and brewery. A place that can be driven to, but explored on foot with a band stand. I see concerts, socials, and community events. I see people shopping, eating at restaurants and spending time with family and friends. I see Farmington as a place of community. When I moved here in 1989, my neighbor said, "you are no one in this town if a road is not named after your family." Is that the kind of town you want? I don't! So, I focused on getting to know people and being active in the town of my kid's school, not Farmington. I would hope new families will feel more welcome than I did. I hope Farmington will be a place where all people are welcomed and valued, newcomers and families with road names, understanding that all residents make equally valuable contributions to our community and are needed to make Farmington the best it can be.

Rural, balance of business and residential, family oriented, lots to do and access to recreational programs. NOT another Henrietta!



public transportation safe place to live great public parks and trails

No noticeable change from today

Safe, peaceful

It would be more developed with local shopping and restaurants. Safe neighborhoods.  
Easy access to main highways.

A rural community in the Finger Lakes Region that values nature and farming.

Value for the cost of living, town getting a high return on present investments.

would like to be able to say we lived in a crime free small town

A lovely small town with low taxes

A town with varied options for residents as far as food, activities, and entertainment is concerned. I'd like to imagine that people move/stay in Farmington because it has everything they need, without having to drive to Victor or Canandaigua. I'd like the neighborhoods to be more family friendly, with expanded playgrounds and community centers, and for expanded bike/walking routes. In particular, I'd like to see more visibility at crosswalks where the Auburn trail crosses major roadways like CR41- perhaps a blinking crossing sign like on Main Street in Canandaigua (because cars do not stop for pedestrians). I'd like to see Farmington grow, much like Victor or Canandaigua, so that it becomes the destination people come to when they need things or want a night out, etc.

More places for families to do things. I would like to see more shopping/recreational activities.

Quiet family oriented and safe

A great community center, schools and restaurants more diverse population and environmentally and politically progressive.

I would have liked an actual town, with parks and green space as opposed to another strip of suburbia.

A nice rural community to live in. Close to many stores that have necessities but yet still in the country and not city like.

I would like to see business development that has been well thought out and planned. Farmington needs a "look" and businesses should be developed to fit into that "look". There would be no neon or brightly lit signs along 332 or 96. We would not have super modern buildings sitting next to country looking buildings. Fast food and gas stations, for example, would have a low profile. I'd like to see more independently owned businesses for both restaurants and retail. We would not have all of the banners, A-Frames, and signs in/near the roadways. Farmington would be a beautiful community, with a lot of successful businesses operating without having a detrimental visual impact. Quiet residential areas would remain so without the addition of commercial establishments. As I travel throughout New England there is a peace and calm in many of the towns and the businesses that I wish we could aspire to. Housing developments would be constructed with curb appeal in mind, we would no longer allow developers to cram as many houses as they possibly can onto parcel. I believe that careful development, not what we are currently doing by the way, will attract more working people. I would like Farmington to be a great place to raise a family, retire, and everything in between. As many residents have said, "Farmington is starting to look like Henrietta" and that breaks my heart.

I'd like to see a town board that supports the tax paying citizens not New York City developers. Say no to industry on our farm soil.

Peaceful town with lots of activities, safe neighborhoods, and easy access to nearby shopping.

A place that has a village feel with a village center. The 332/96 intersection is the town hub but is an intersection of two major highways. That area should be transformed to slow traffic, allow residents to stroll comfortably about, and have better lighting.

A friendly rural area where farming is still active and kids can play outside.

Getting the farm back in Farmington. Way to much continued commercial growth and development.

A nice rural, bedroom community with a good mix of residents starting from young families up to retirees. The town should have well defined zones for businesses, industries, housing, recreation, and agriculture.

Great community with a small town feel that has all of the amenities of a larger city. Don't feel like I need to leave to enjoy life.

A community where natural resources were respected and preserved and families flourished with good housing.

Farmington is a wonderfully historic area which is safe, crime-free, and full of caring and hospitable citizens.

Our town is friendly, safe and affordable.

Farmington is a beautiful small town that has kept its Heritage and Small town vision intact. It is a Farming community that has not been overrun by big commercial developments and businesses.

It's the nicest, cleanest, and safest community in New York State.

Uncluttered



332 does not look like Route 15 in Henrietta; nice place to raise a family, controlled growth that considers natural resources and infrastructure, \*reasonable taxes\*

A nice balance between a small town feel and convenient amenities.

Less apartments, no new housing, maybe a few new businesses only along 332

A sought after family-friendly residential area with a plethora of recreational activities for children of all ages.

Farmington would be full of affordable housing. Taxes are still lower than those around the area and the school district is keeping up with demands. There are trails everywhere and bike Lanes as well. The highways are well kept and traffic is easy to navigate even if you don't know the roads.

Relatively low taxes. Easy Access to thruway. Variety of things to do so you don't need to travel to other towns or cities. Lots of outdoor activities available ie hiking, biking, golfing etc

Small town feel with options for entertainment & activity while preserving farm land & natural resources

Affordable safe culturally rich rural area

Rural feel with access to restaurants and shopping along 332 corridor

We live in a thriving and growing community that still has a small town feel. Safe roads/intersections and plenty of sidewalk access to get to shopping and restaurants.

Small town feel with family oriented recreation activities and affordable middle income housing

Auburn meadows park is completed and is well maintained. It's safer for children to be able to ride bikes around the town because there are lights and electric crosswalks. The trails are asphalt so they aren't falling apart. The trails are mowed regularly. More people are outside bc there are places for children to play and picnic.



Family oriented community; easily accessible/connected by car, bike, or walking; vibrant variety of businesses; lots of outdoor activities; community feel.

Family orientated, bike trails, continuous sidewalks, parks for sports and a variety of reputable restaurants.

You could zero in on making it a main destination for the equine industry by linking the race track, with a world class equine center, beautify the surrounding, attract mix used housing, and plant trees and gardens that create a wonderful atmosphere. Bring a few statues and plant them around the town w/historical influence. Have a contest for murals and other art with the Clifton Main St. Arts coordinating the submissions.

I'd like to say: Farmington got smart and didn't turn into another Ridge Road in Greece and Jefferson Road in Henrietta. Farmington cared about their long time land owning residents by providing economical water and sewer installation/services for them. The town officials didn't take the "FARM" out of Farmington!

Would like the Farmland preserved over development. Open spaces not all housing and business structures. Protect natural land . Would like to see a family rec center.

Explaining why the farm was taken out of Farmington. I now am considering moving out to a town that respects our land. Take Ron Brand out of the equation given his corrupt nature. Does not act in towns best interest and does not even live here!

New residential communities with homes on a minimum 5 acre lots among existing and new farm homes with agriculture/ livestock. Access to public water and sewer. A nice mix of old and new living.

Continue to grow and prosper. Yet save as much as possible the open land and wildlife

i WOULD LIKE IT TO STILL HAVE A RURAL FEEL, NOT ANOTHER BIG SUBURB OF ROCHESTER

friendly, easy access to attractions, shopping, restaurants, low taxes, retirement affordability ,low crime.

A mix of residential, commercial, industrial, agricultural, and natural areas similar to what there is today. It should also look like things have been around for a while; it's a shame all of the trees were removed at Hathaway Corners. The ability to walk/bike to places on the "corridor" via sidewalks \*safely\* (protected from traffic). Traffic patterns not much different from today, and hopefully safer with roundabouts and bypasses for through-traffic.

I would hope the town feels more cohesive and less sprawling.

Farmington, NY ranks #1 upstate New York community in quality of life, low taxes, affordable real estate, balance between commercial and residential development, preservation of agricultural lands, and an example of urban planning and sustainable development. This is a place where people want to move, not move away from.

I would like to see Farmington stay a small rural town with sidewalks, trails and parks. Stop putting up stores like the dollar store or dollar general. These stores serve no purpose in Farmington when there are opportunities to shop at them in Canandaigua or the mall area. Additionally we have to stop putting in housing developments around 332, 96, and County Road 41. It has greatly impacted the amount of traffic along those roads.

I would like to keep Farmington have less housing projects & keep it more rural.

I won't be here in 15 years. I do hope to see public water, gas and high speed Internet is available to all residents by then. It should be NOW.

Farmington should have an attractive town center, with some sort of plaza where people could meet, sit, or walk to businesses nearby. It should highlight Farmington as the gateway to the Finger Lakes and display the characteristics of the area such as wineries, breweries, restaurants, outdoor recreational activities like skiing, swimming, and boating. Special emphasis should be placed on the scenic beauty and well-planned spaces for farming and integrated housing and business development of the area. Farmington should be a community with opportunities for the interaction of citizens of all ages...not just a bedroom for workers in the Rochester to Canandaigua corridor.

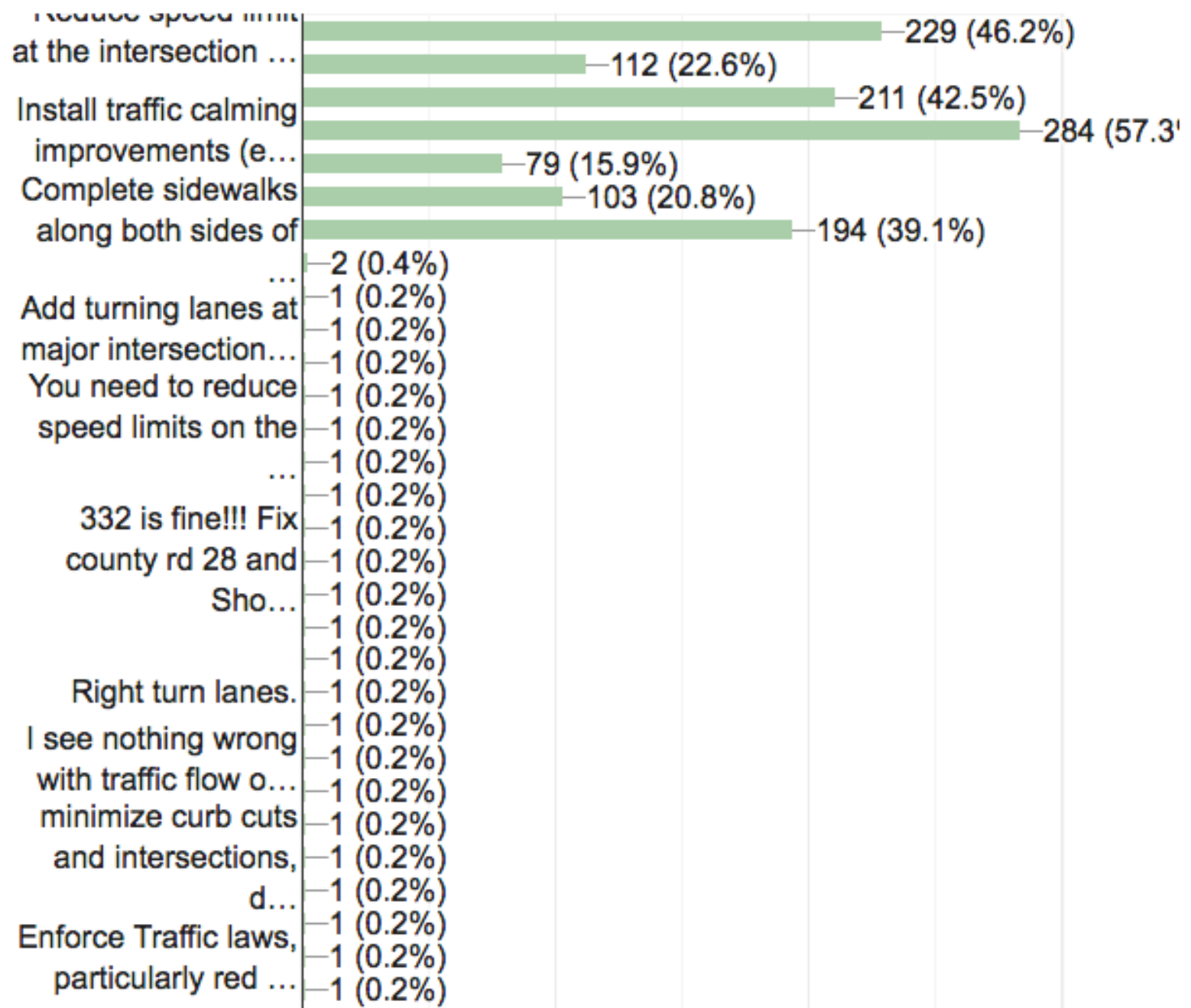
Farming and ag continue. Solar in areas approved by connecting property owners.

**OTHER (287)**

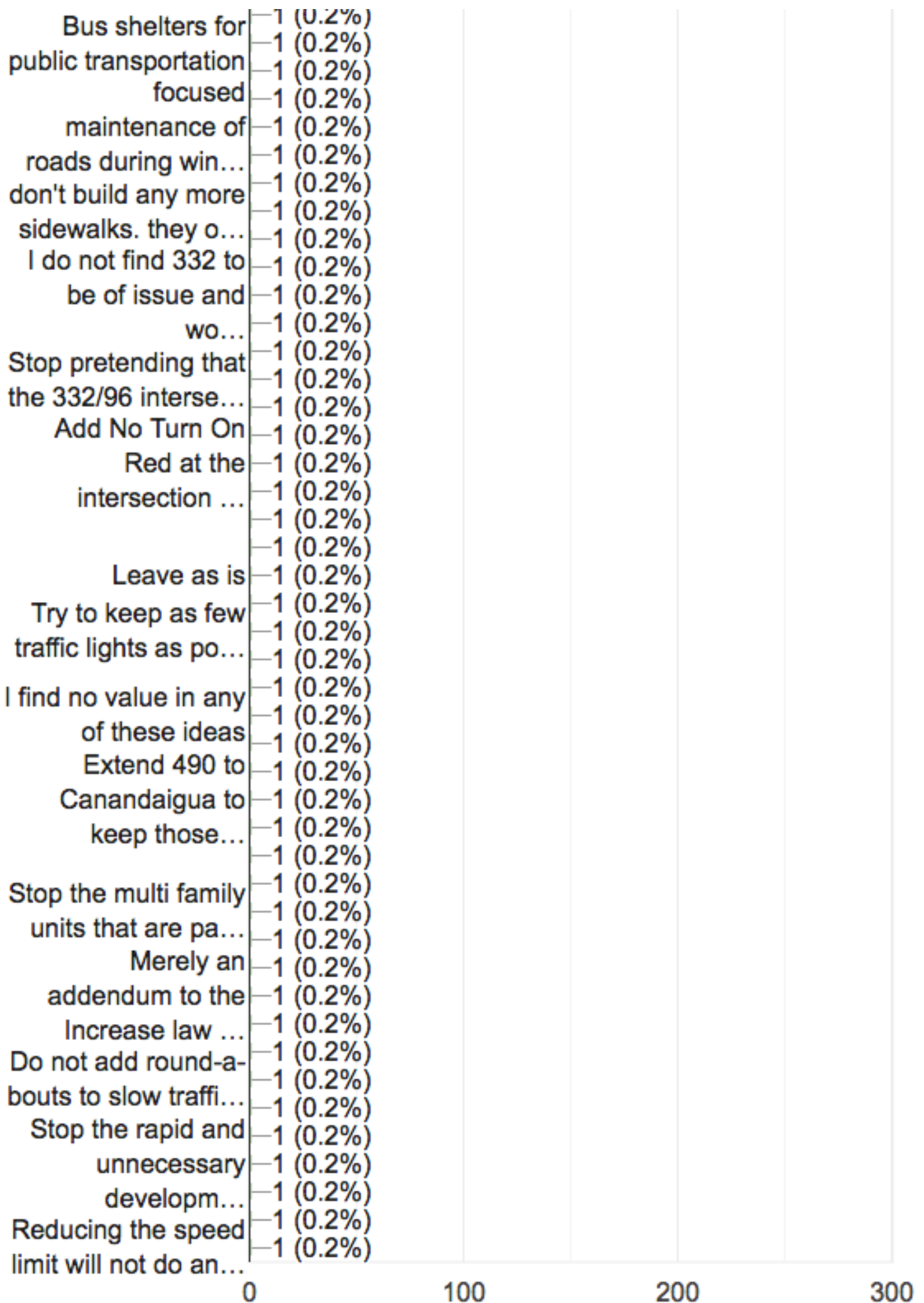
## Traffic and Transportation

8. Route 332, according to the most recent traffic count data from the New York State Department of Transportation (December 2018), has a Daily Average Count of 27,000 vehicles. The State DOT's design capacity for this highway is between 55,000 and 60,000 vehicles a day. What opportunities do you think would help improve existing conditions? Please select your top three (3) choices (the following list is not in any order of priority):

496 responses











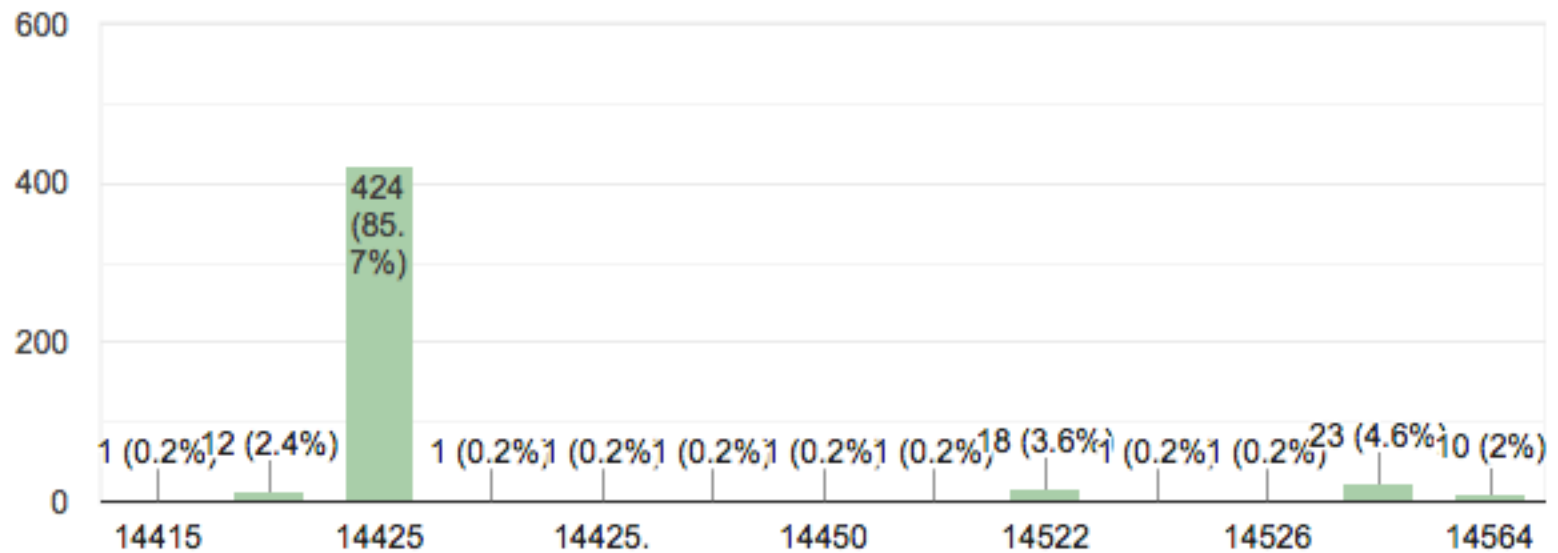
Stop worrying	-1 (0.2%)
about 96 and 332.	-1 (0.2%)
You sho...	-1 (0.2%)
I don't think	-1 (0.2%)
banners and	-1 (0.2%)
flowers are g...	-1 (0.2%)
If the intent is to be	-1 (0.2%)
a destination an...	-1 (0.2%)
	-1 (0.2%)
It's fine	-1 (0.2%)
no buildings closer	-1 (0.2%)
to highway,	-1 (0.2%)
setback...	-1 (0.2%)
More businesses	-1 (0.2%)
Very excited to see	-1 (0.2%)
these guidelines!	-1 (0.2%)
I...	-1 (0.2%)
Steer away from	-1 (0.2%)
lighting if it will	-1 (0.2%)
dis...	-1 (0.2%)
route 96 is too	-1 (0.2%)
busy to create a "	-1 (0.2%)
main ...	-1 (0.2%)
	-1 (0.2%)
Dont care	-1 (0.2%)
	-1 (0.2%)
Keep it how it is	-1 (0.2%)
More shops and	-1 (0.2%)
places to visit	-1 (0.2%)
	-1 (0.2%)



Please tell us a little bit about you.

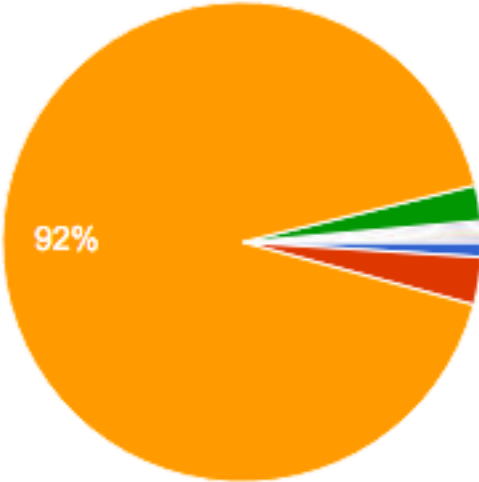
### 10. What is your zip code?

495 responses



### 11. Do you own or rent your home?

499 responses

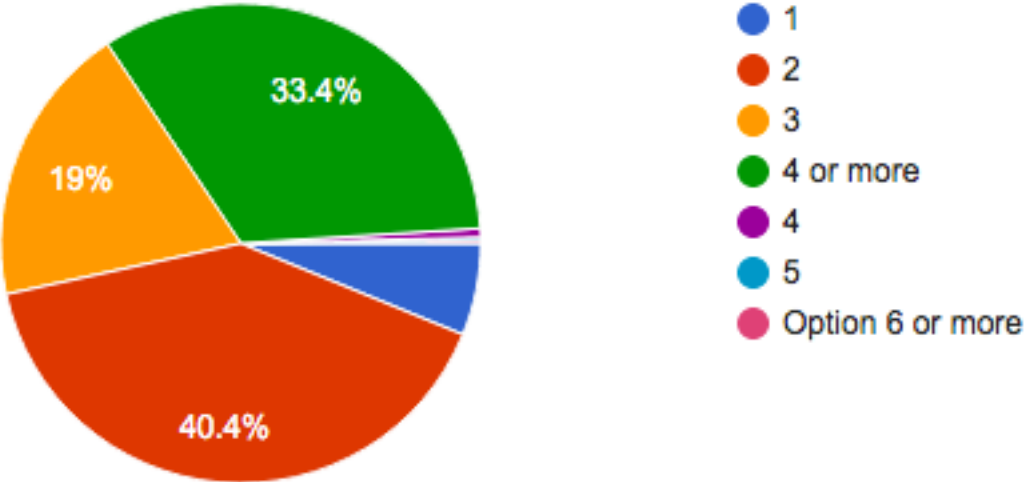


- 1. Rent in a house
- 2. Rent an apartment or townhome
- 3. Own my home
- Own
- Live with parents
- Manufactured home
- Building a new home
- Live with family

▲ 1/2 ▼

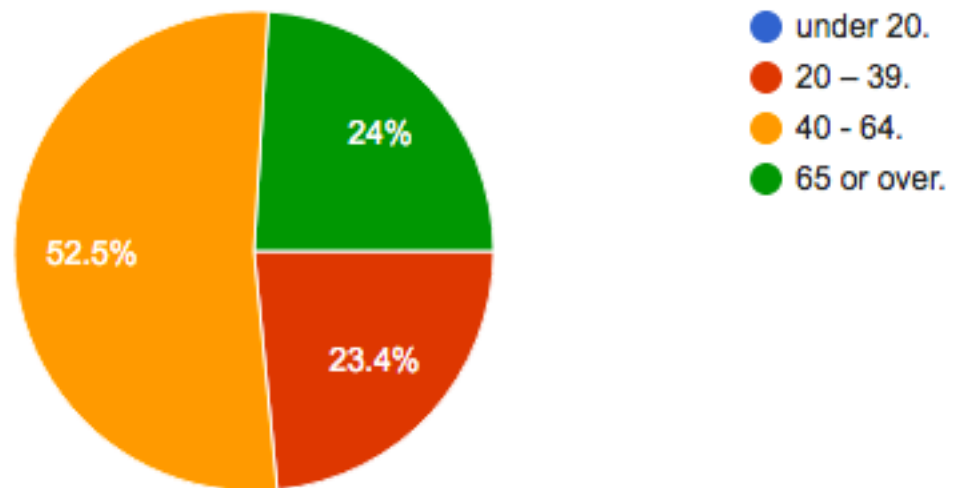
## 12. How many people live in your household?

500 responses



### 13. What is your age?

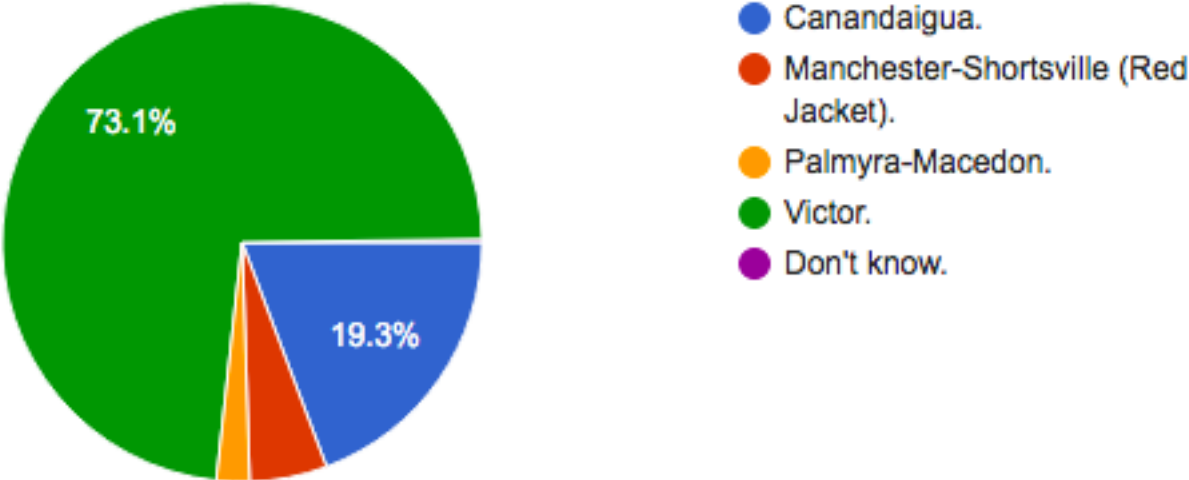
499 responses





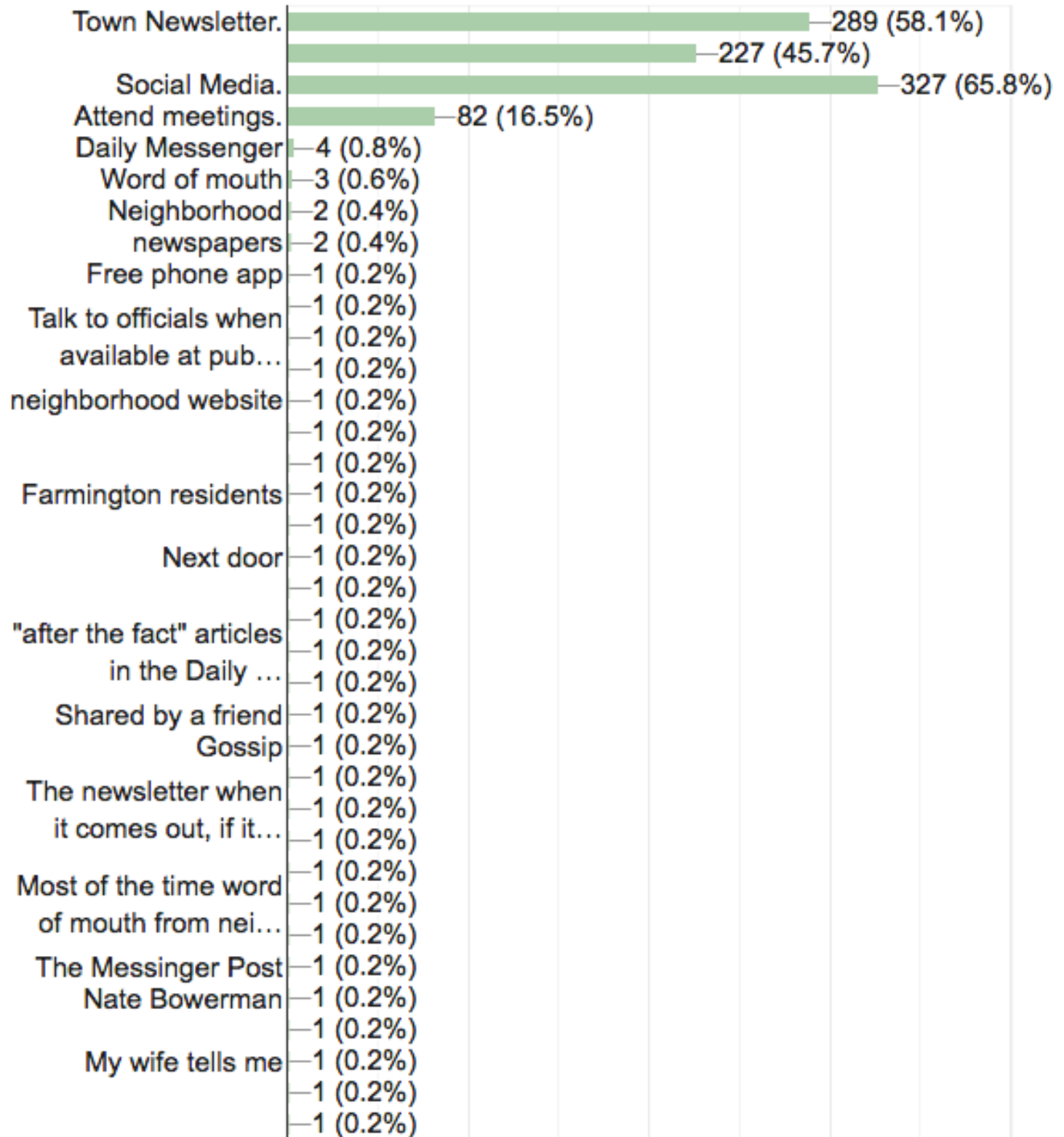
14. In which school district do you live?

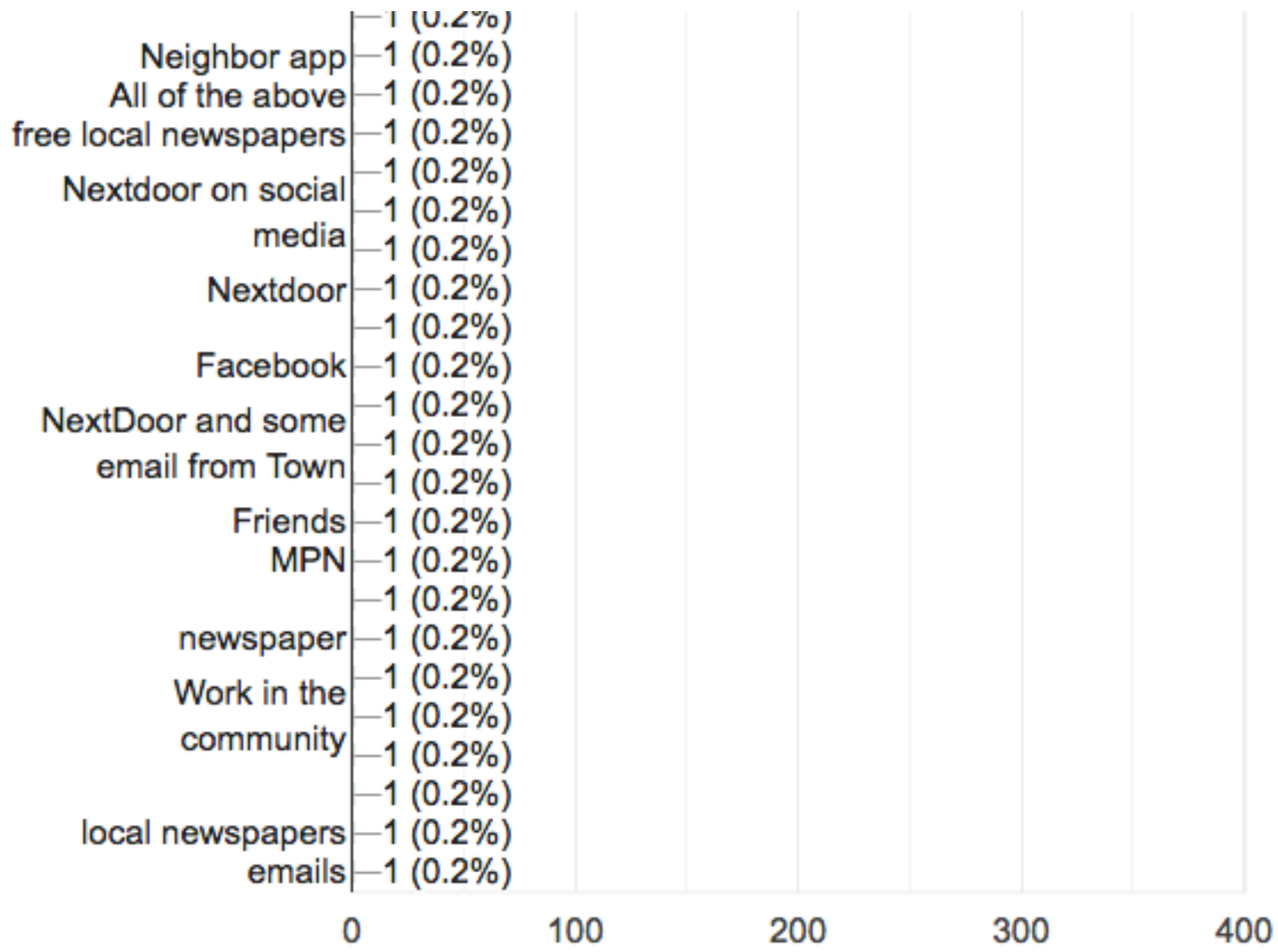
498 responses



15. How do you get news about the Town of Farmington? (Select all that apply).

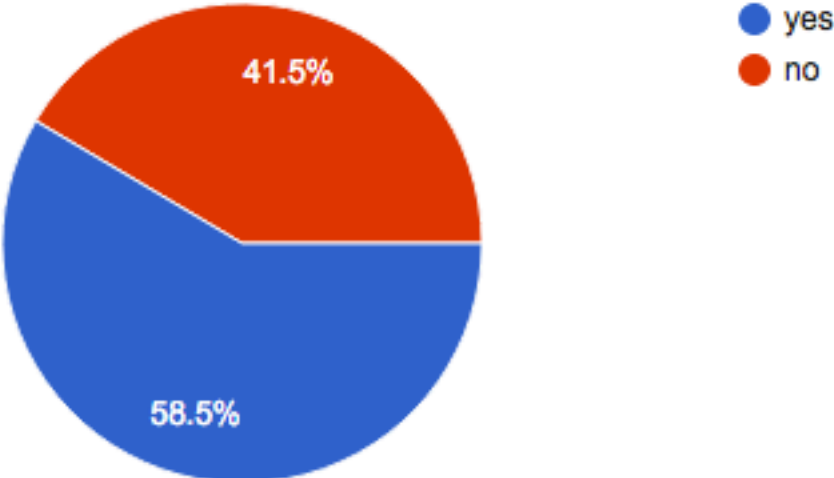
497 responses





16. Does the Town of Farmington provide adequate sources of information about on-going matters within the Town?

487 responses



Thank you!

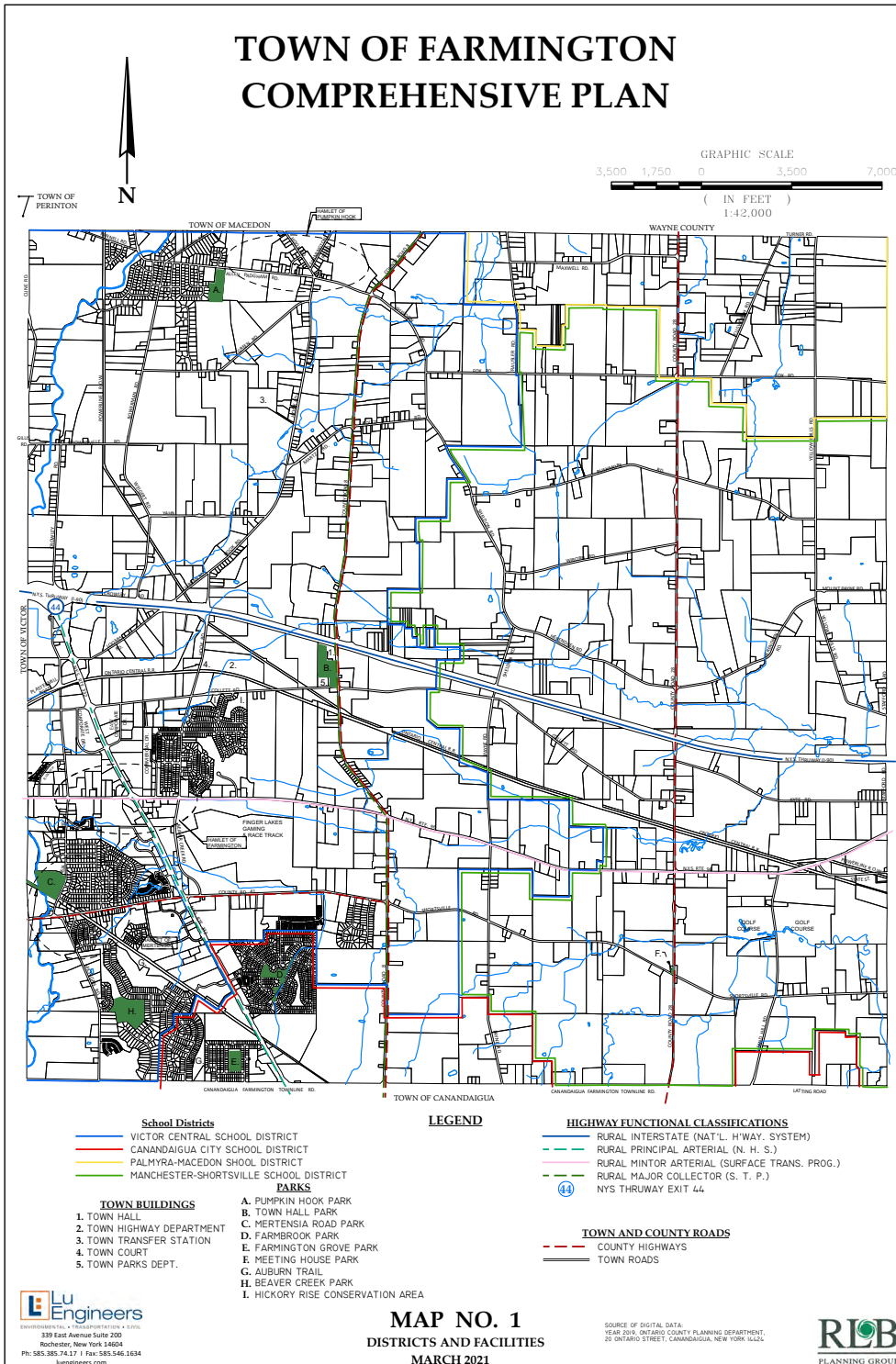
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Google Forms

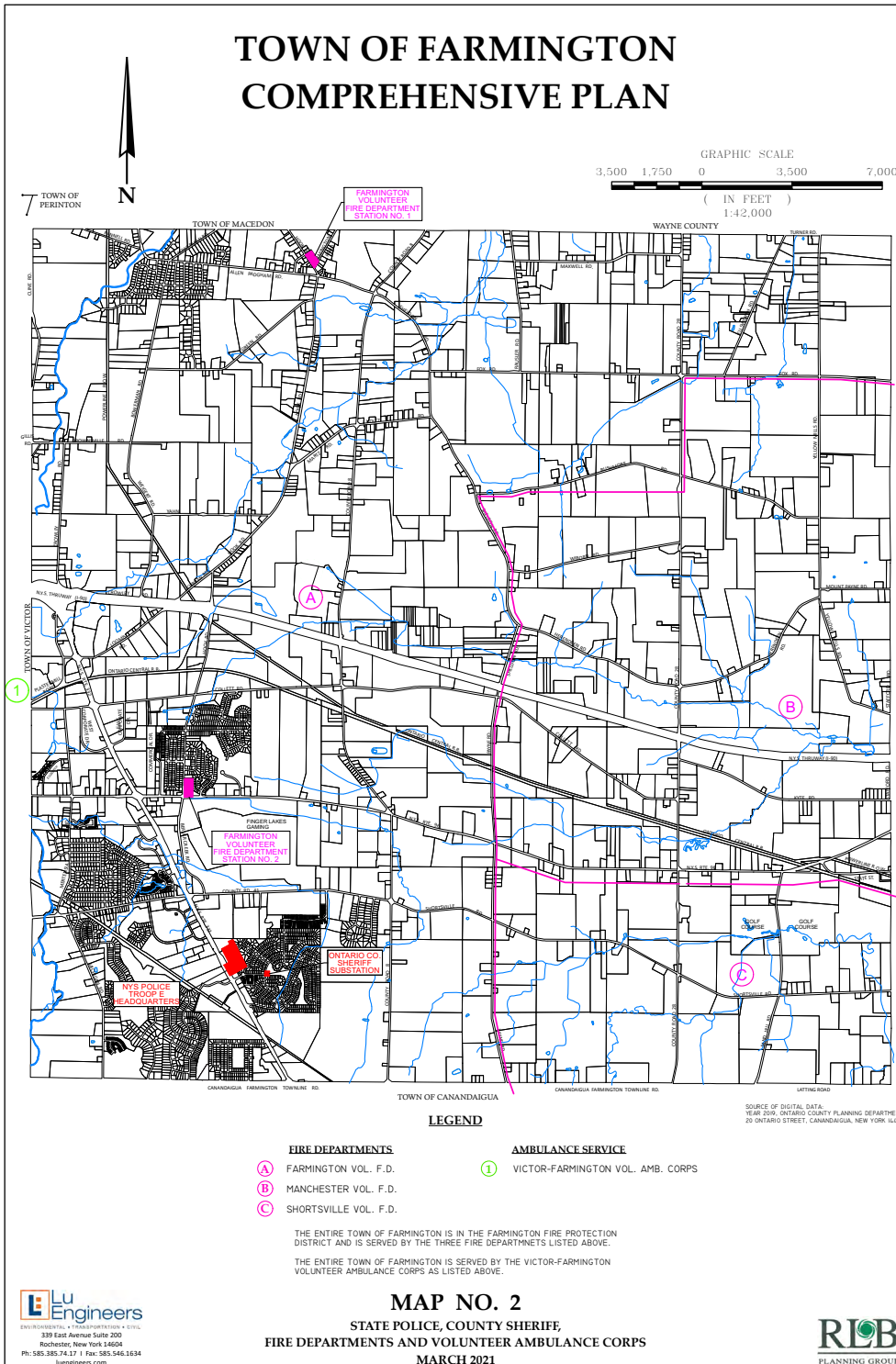
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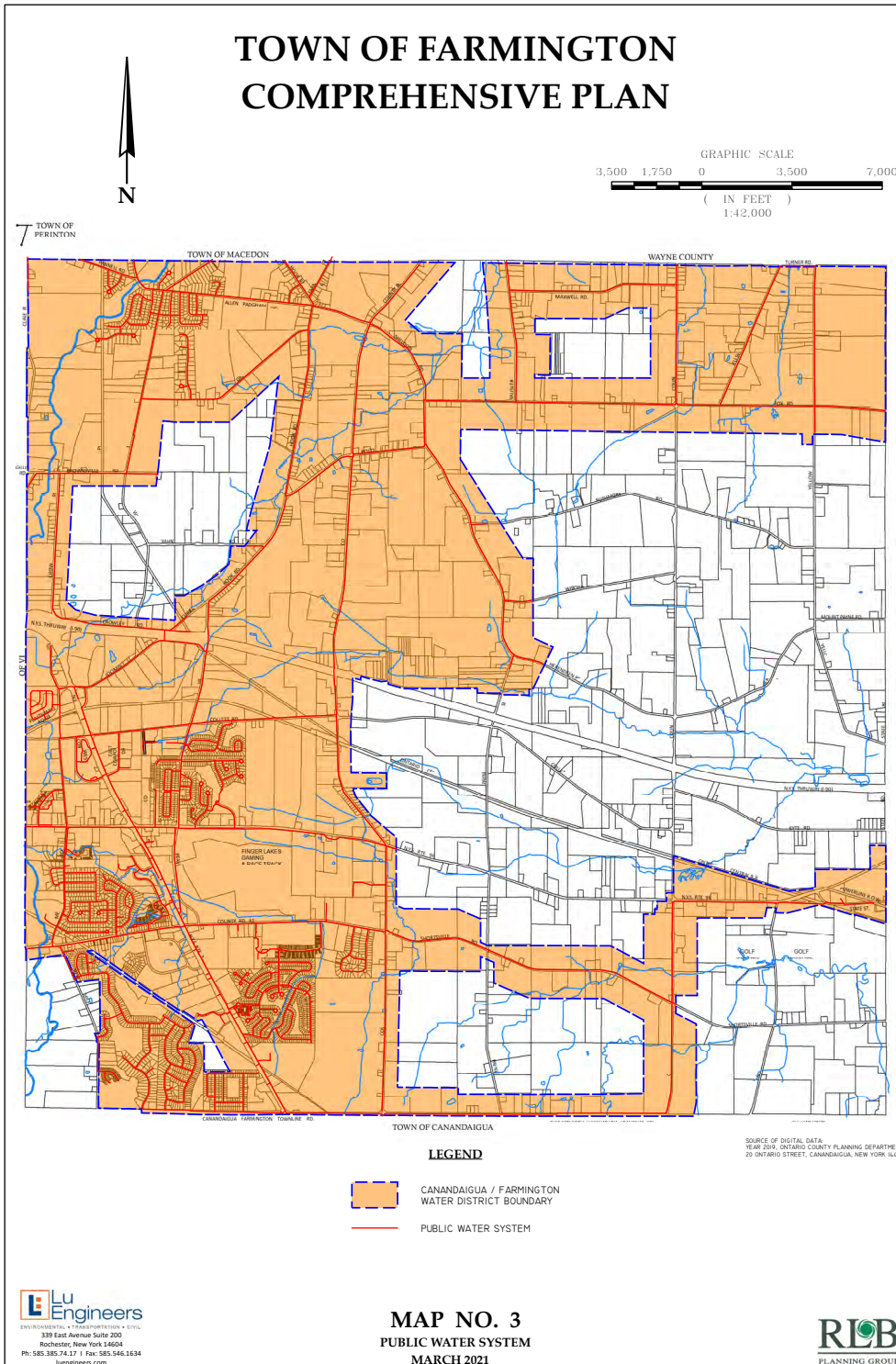
**MAPS**

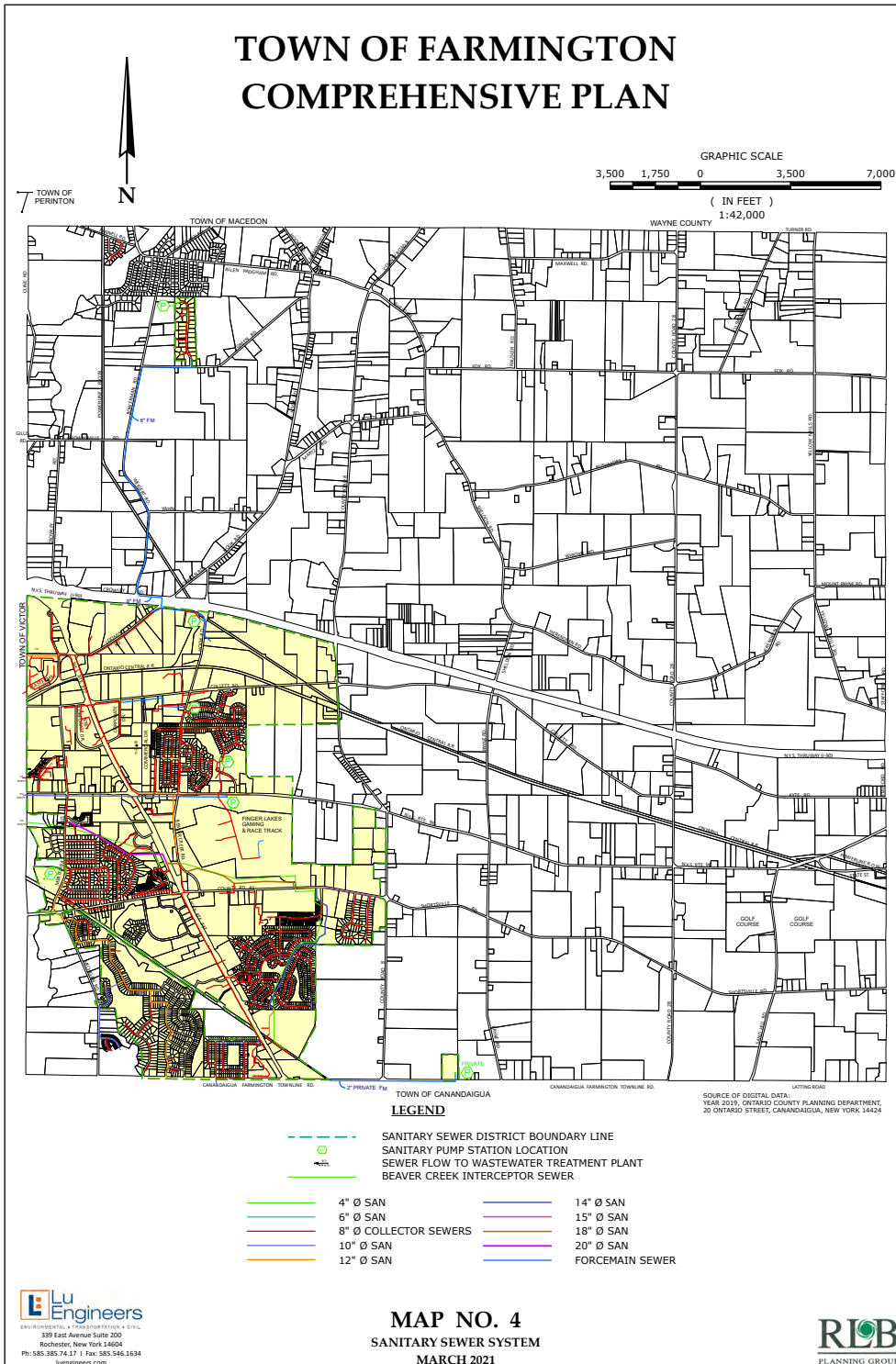
- Map No. 1 Districts and Facilities
- Map No. 2 State Police, County Sheriff, Fire Departments and Volunteer Ambulance Corps
- Map No. 3 Public Water System
- Map No. 4 Sanitary Sewer System
- Map No. 5 Existing Zoning
- Map No. 6 Existing Land Use
- Map No. 7 Postal ZIP Codes, Telephone Exchanges and Cellular Towers
- Map No. 8 Drainage Districts and New York State Department of Environmental Conservation Wetlands
- Map No. 9 Ontario County Consolidated Agricultural District No. 1 and Areas of Steep Slopes
- Map No. 10 Future Land Use Map
- Map No. 11 Subareas Map
- Map No. 12 Historic Buildings and Grounds
- Map No. 13 Existing Brush and Woodlots Map
- Map No. 14 Topographic
- Map No. 15 Lighting Districts
- Map No. 16 Existing Sidewalks and Trails
- Map No. 17 Strategic Farmland
- Map No. 18 Stormwater Facilities

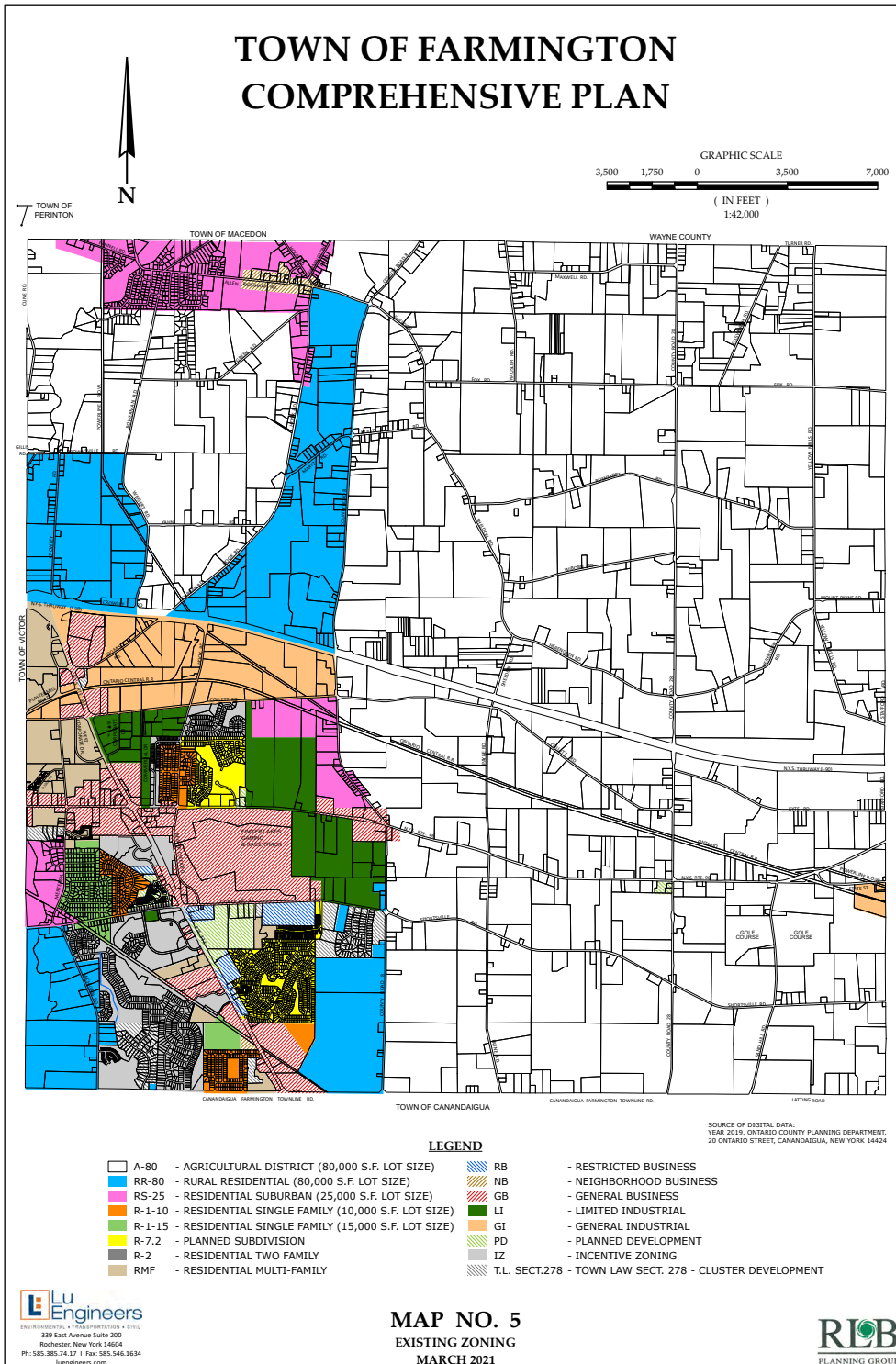




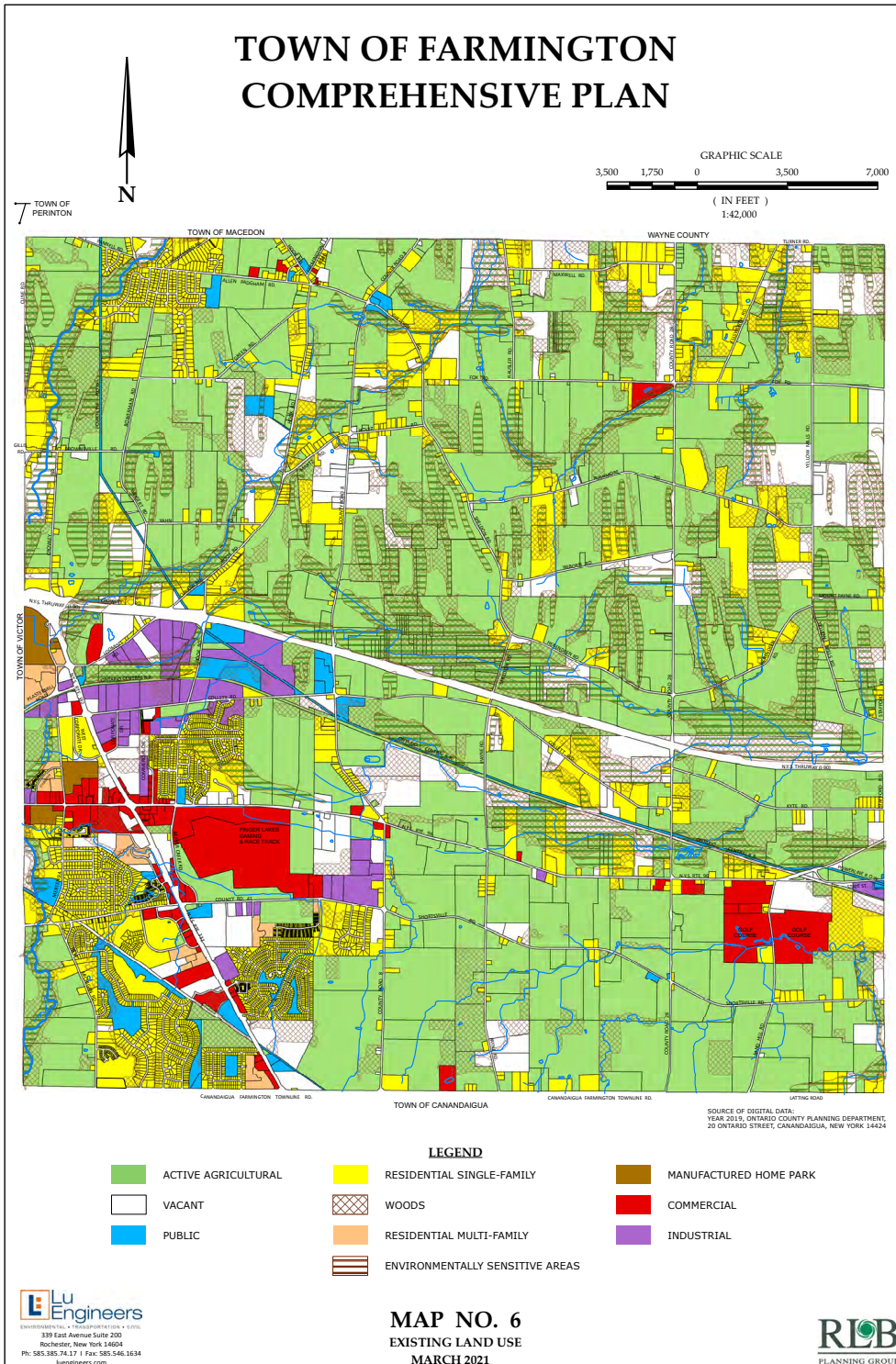


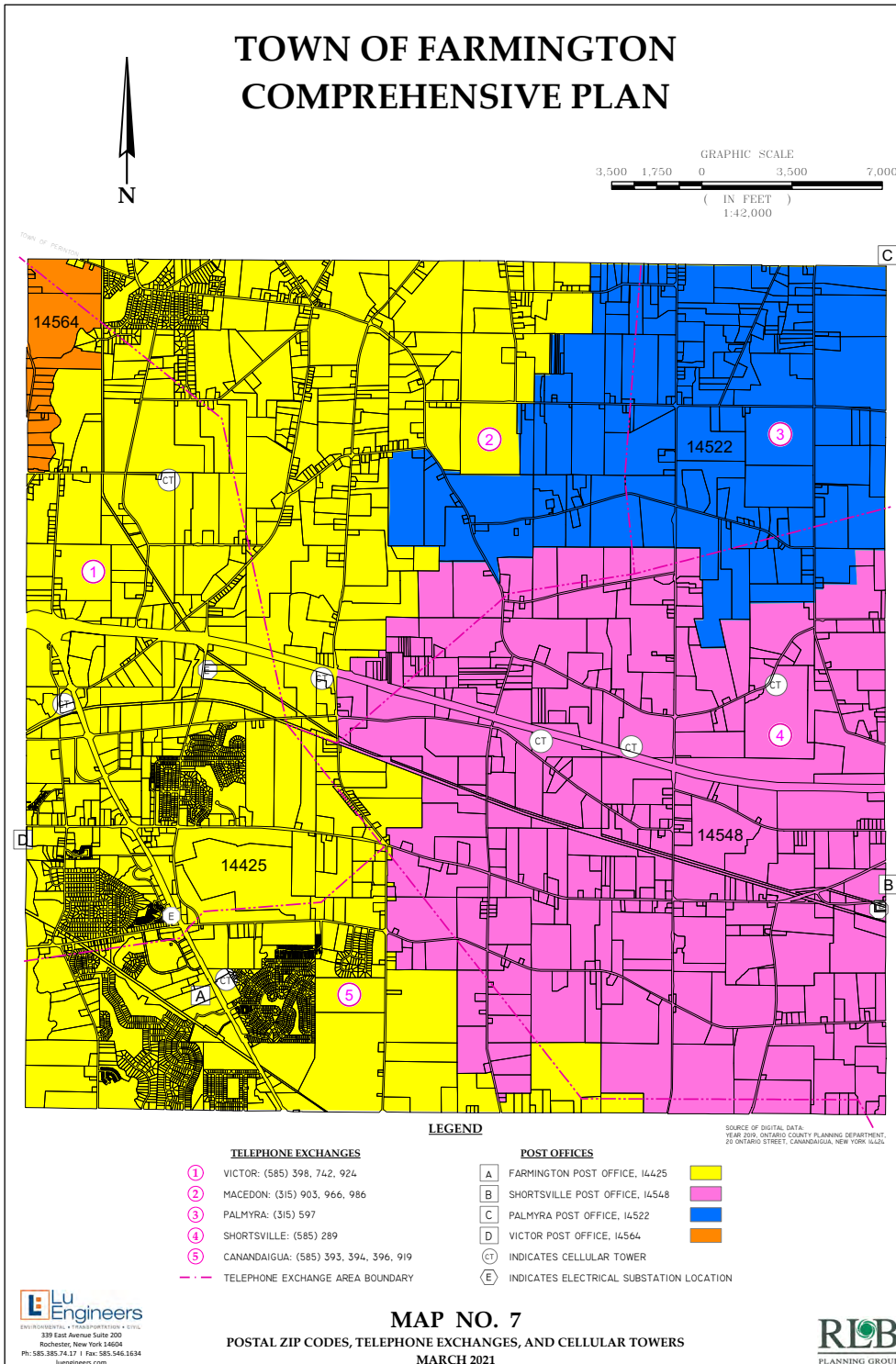




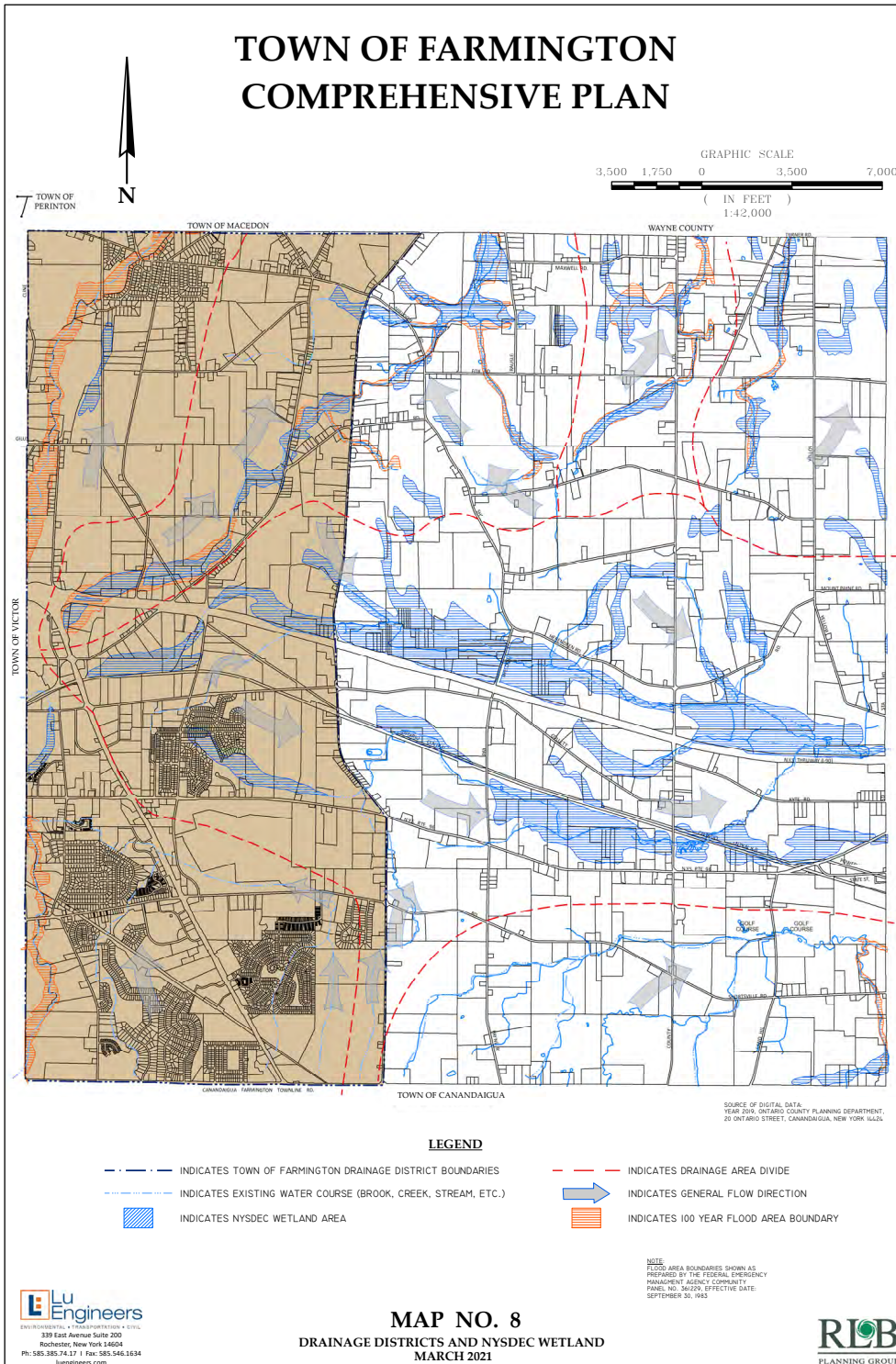


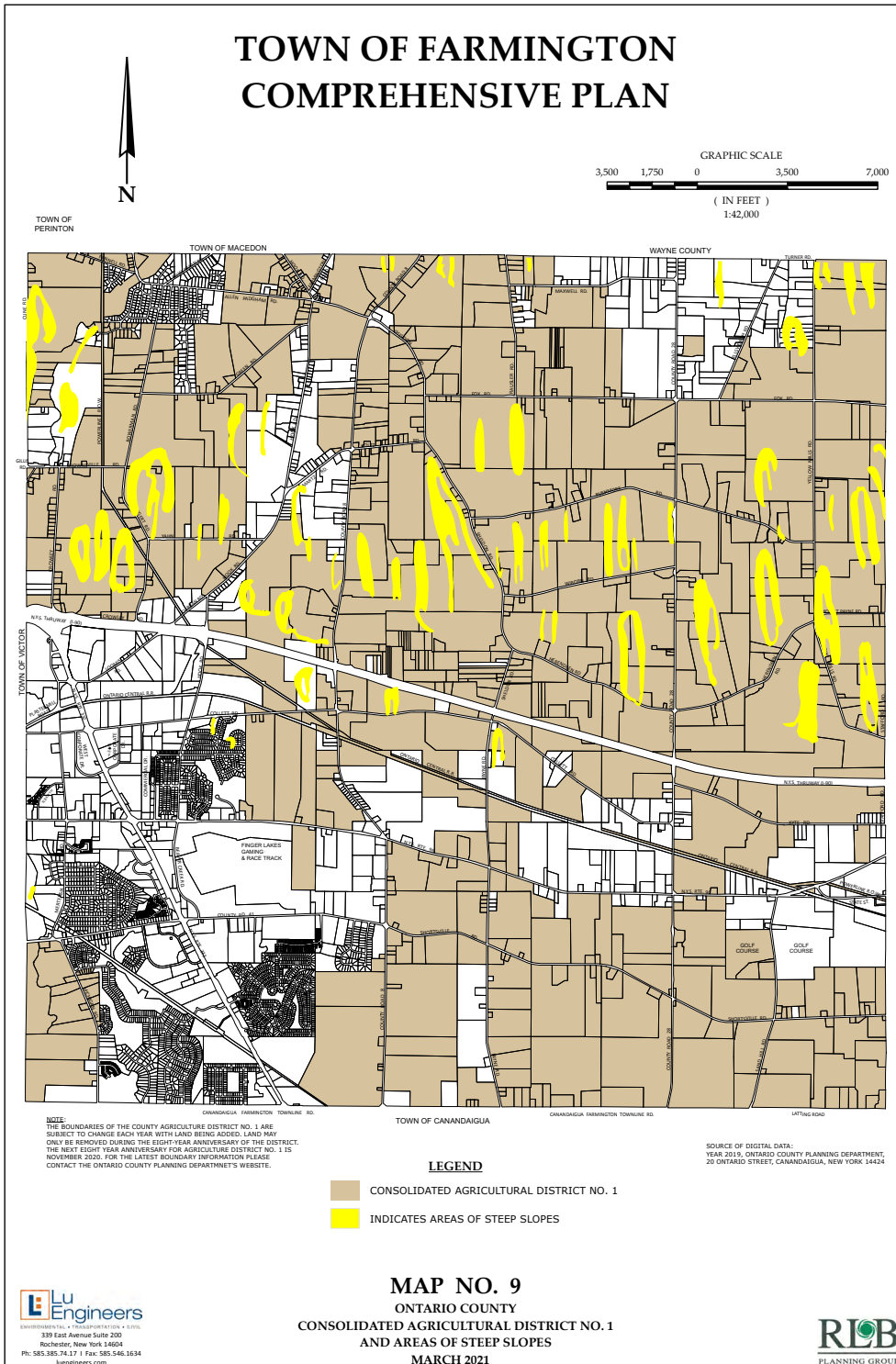




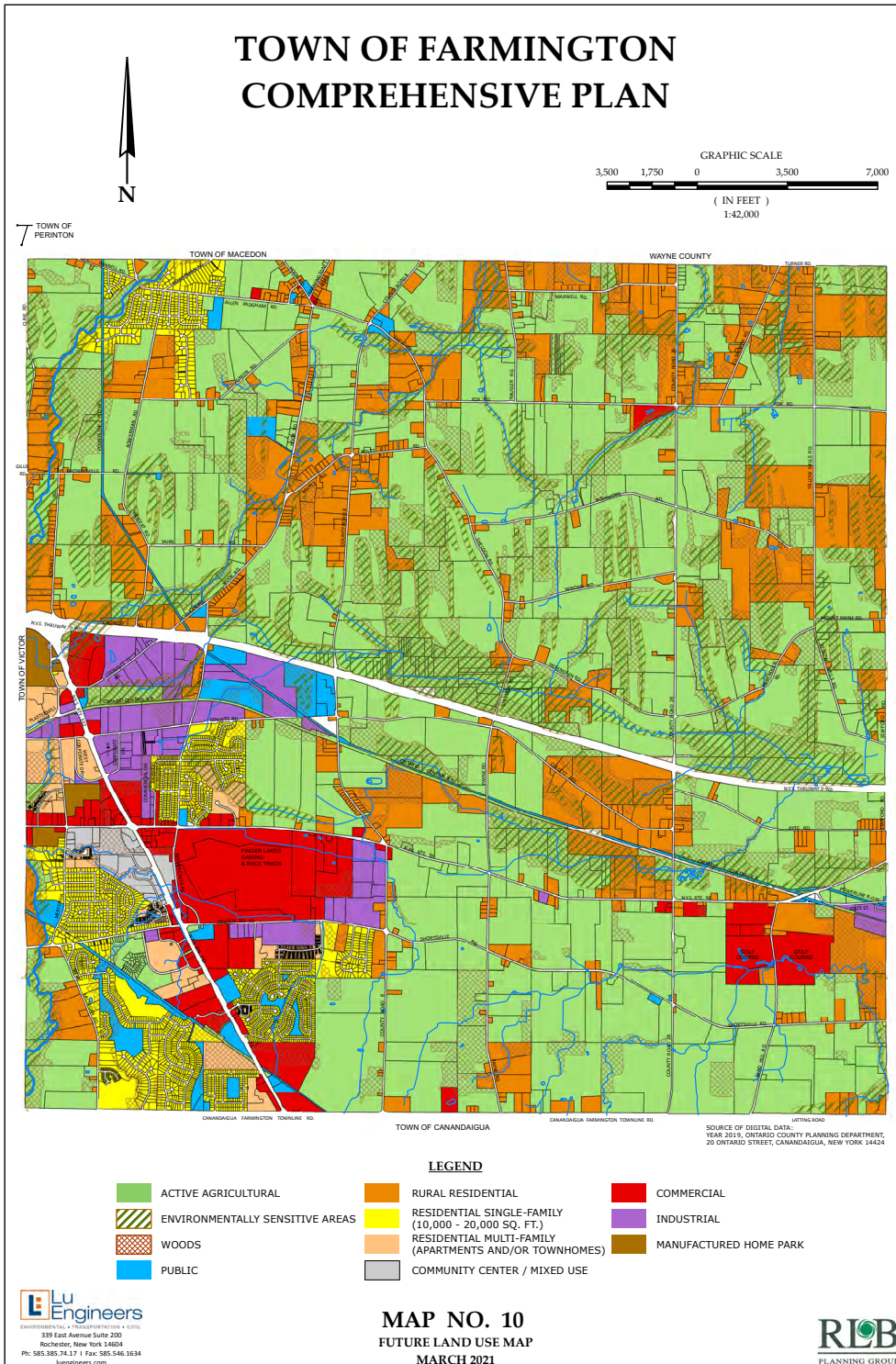


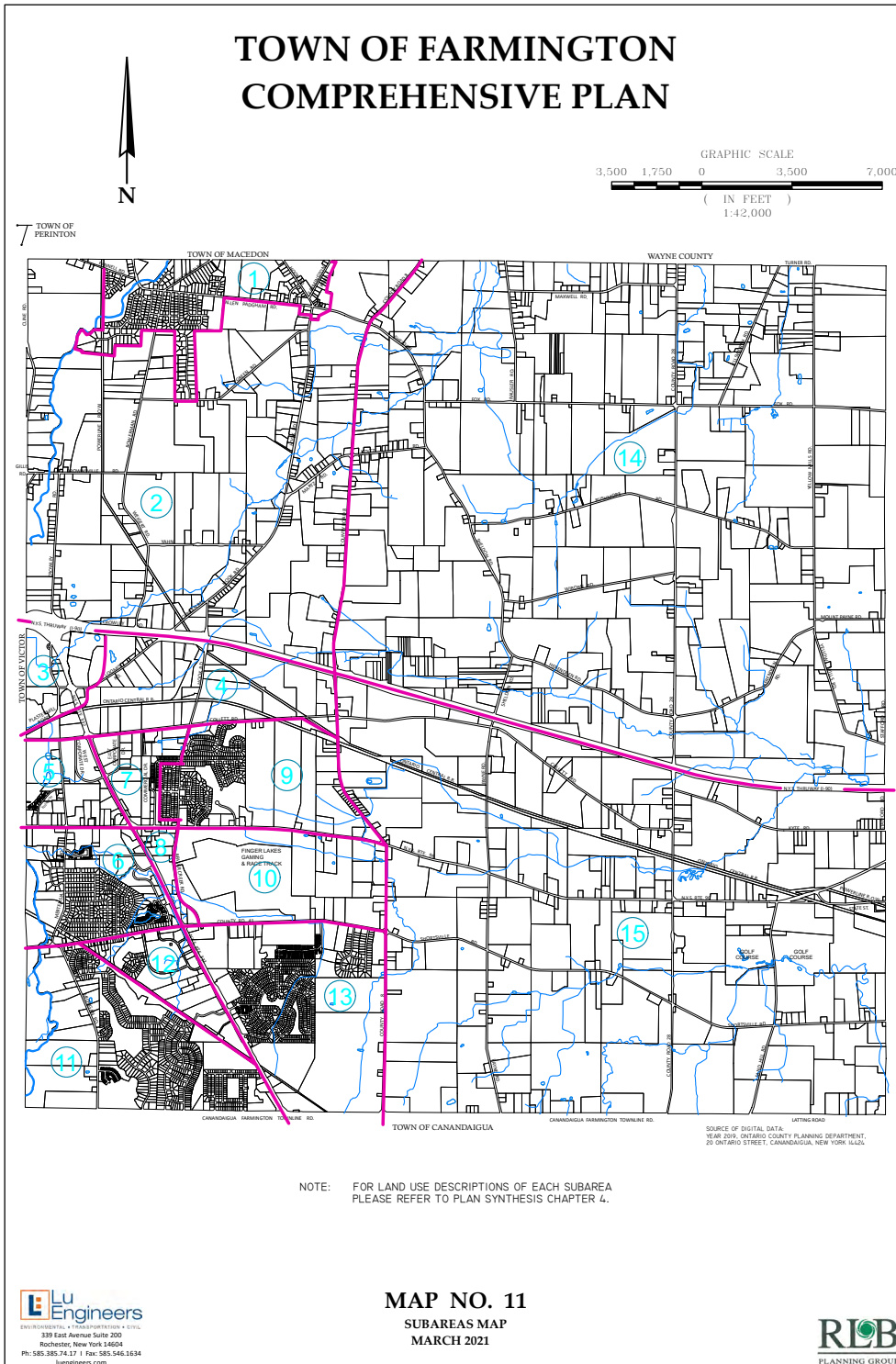


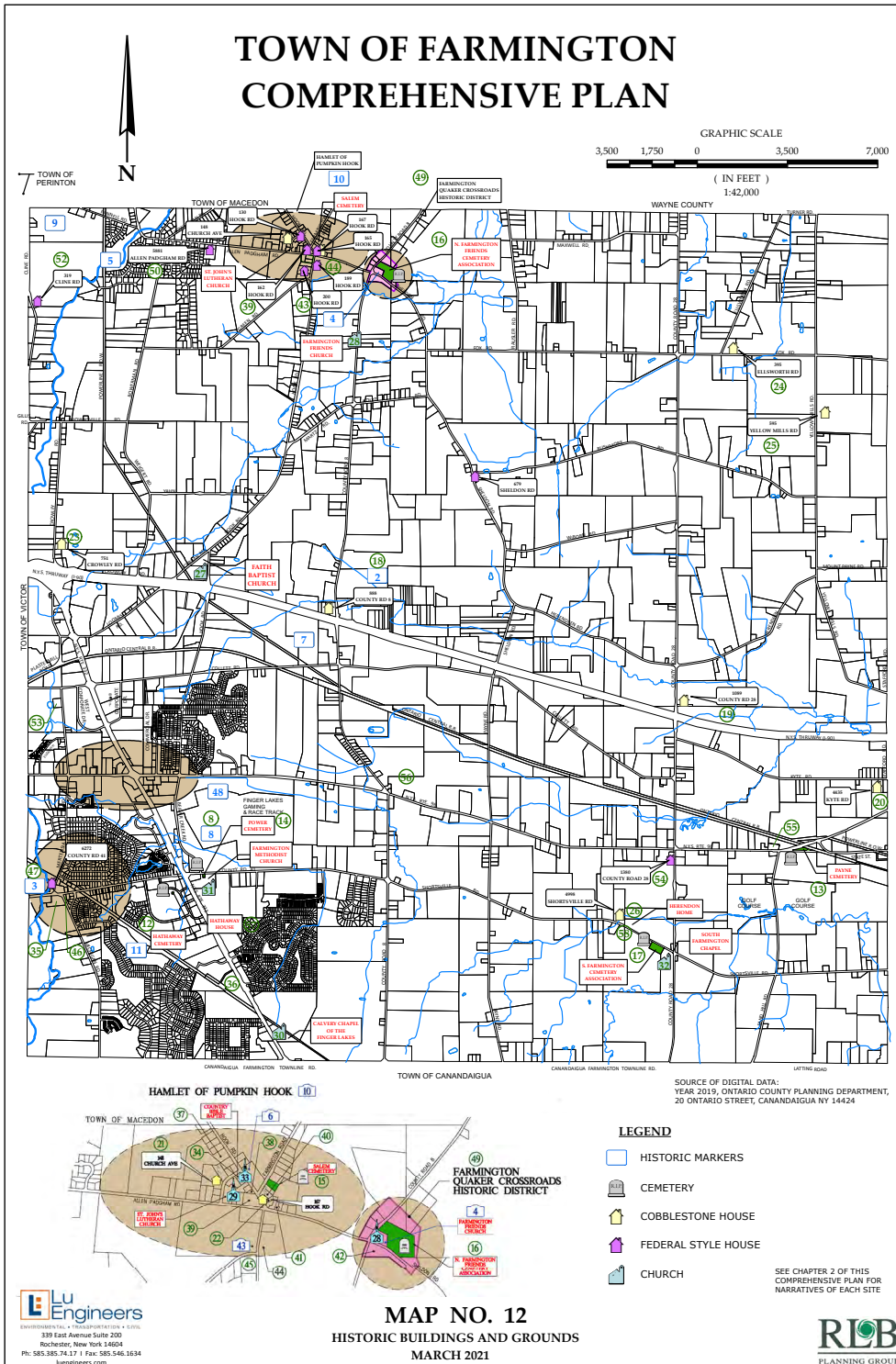




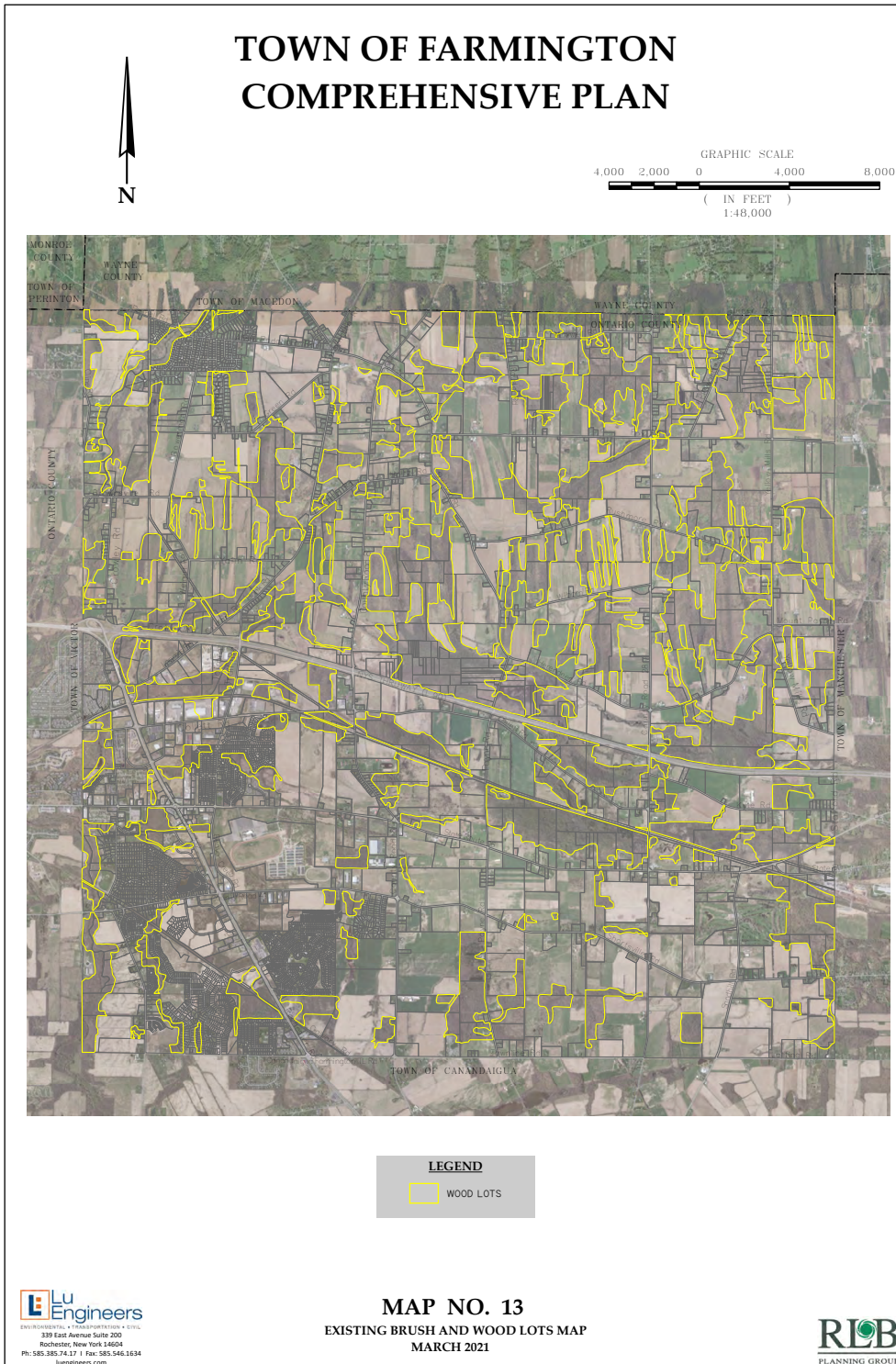






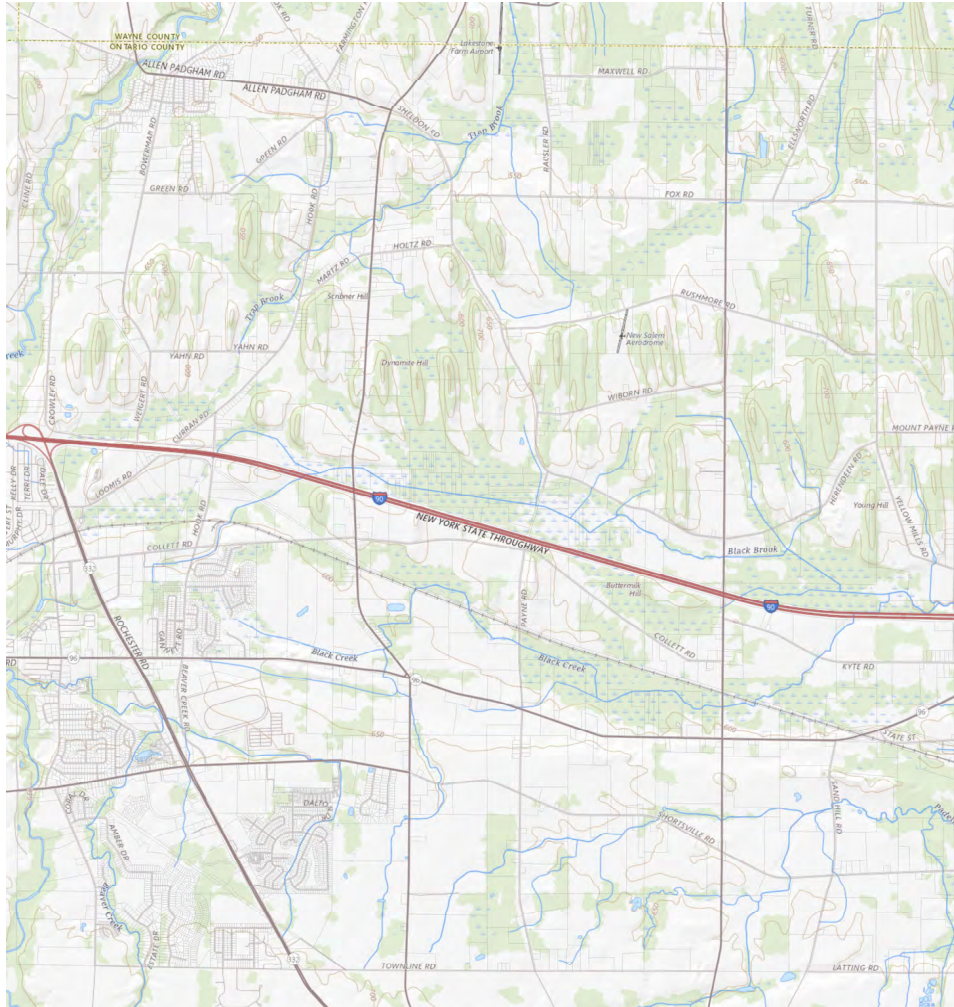
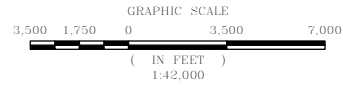








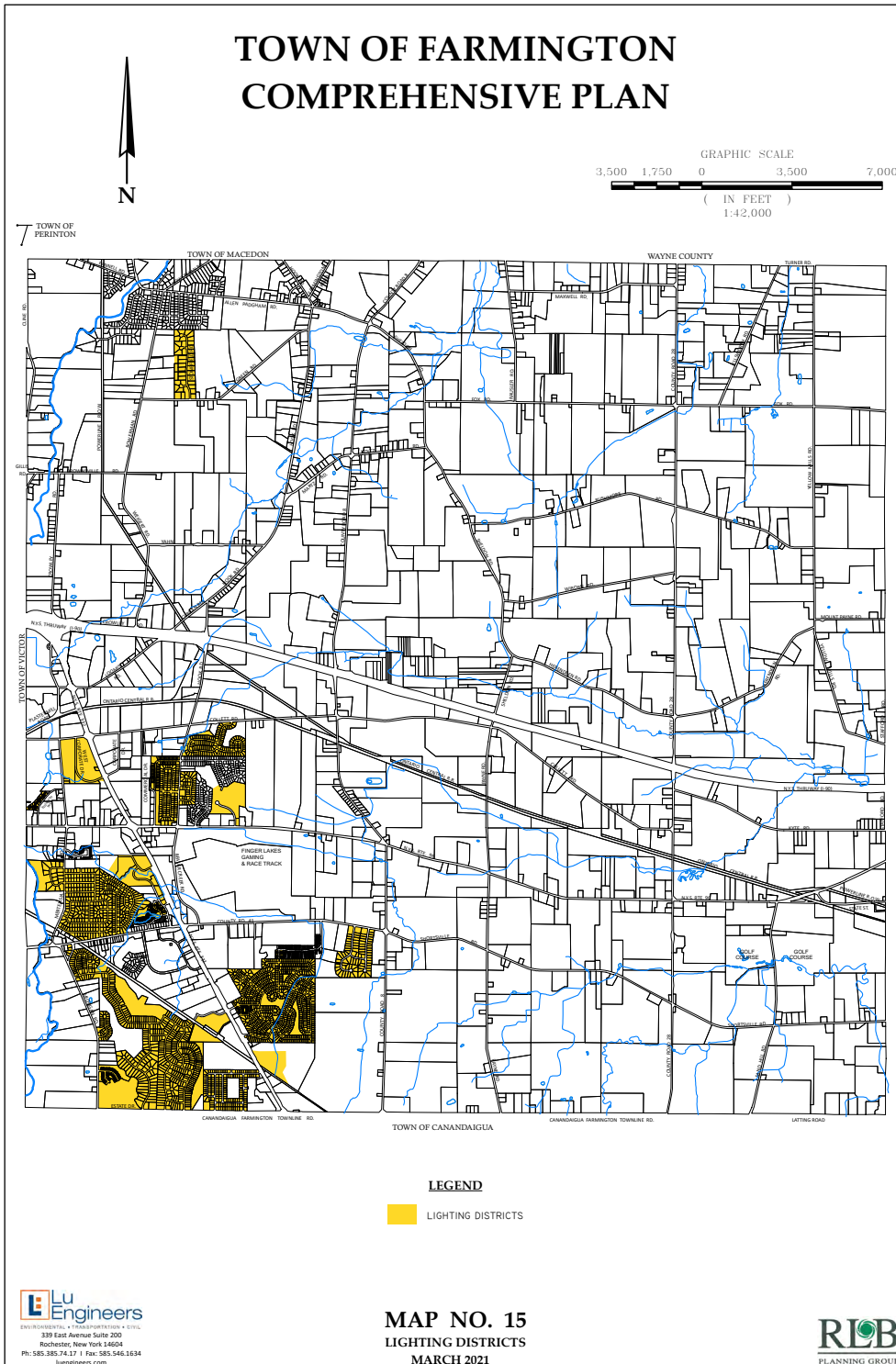
# TOWN OF FARMINGTON COMPREHENSIVE PLAN

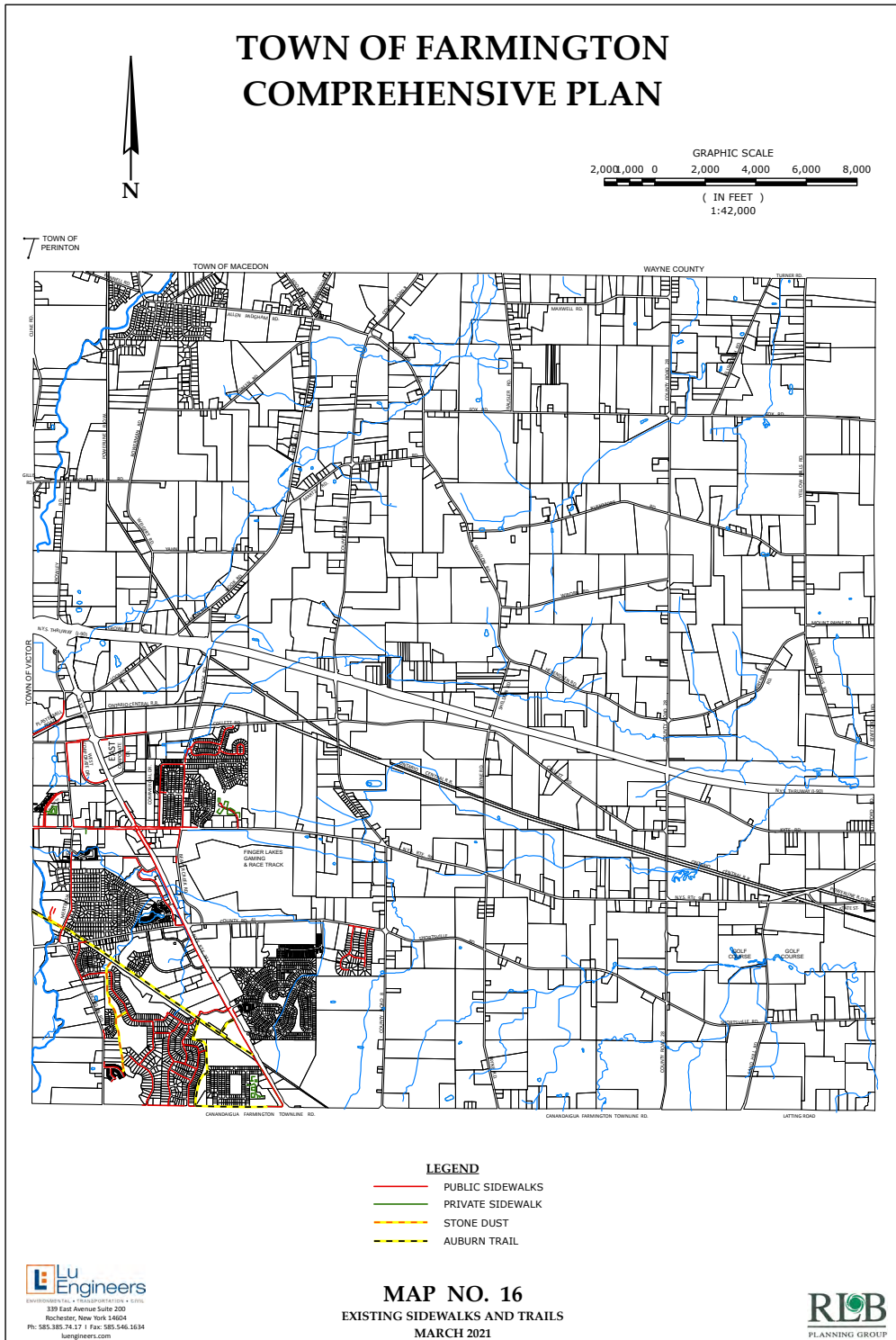


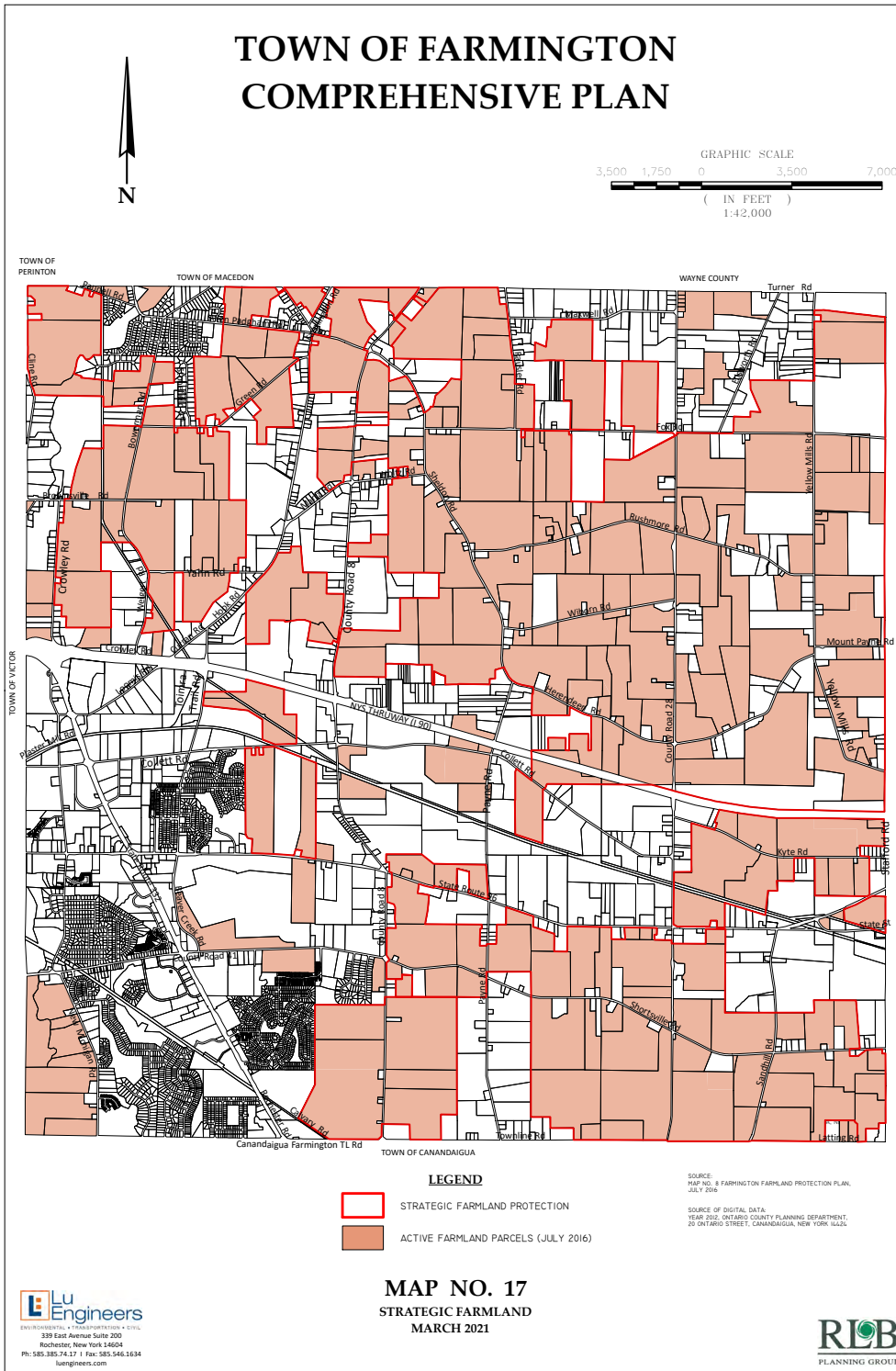
DATA SOURCE: THE USGS NATIONAL MAP-TOPOGRAPHIC SQUARES DATASET; 3-DEP ELEVATION PROGRAM; GEOGRAPHIC NAMES INFORMATION SYSTEM; NATIONAL HYDROGRAPHY DATASET; NATIONAL LAND COVER DATABASE; NATIONAL STRUCTURES DATASET; NATIONAL TRANSPORTATION DATASET; USGS ROAD DATA, DATA REFRESHED AUGUST, 2009

**MAP NO. 14**  
 TOPOGRAPHIC  
 MARCH 2021

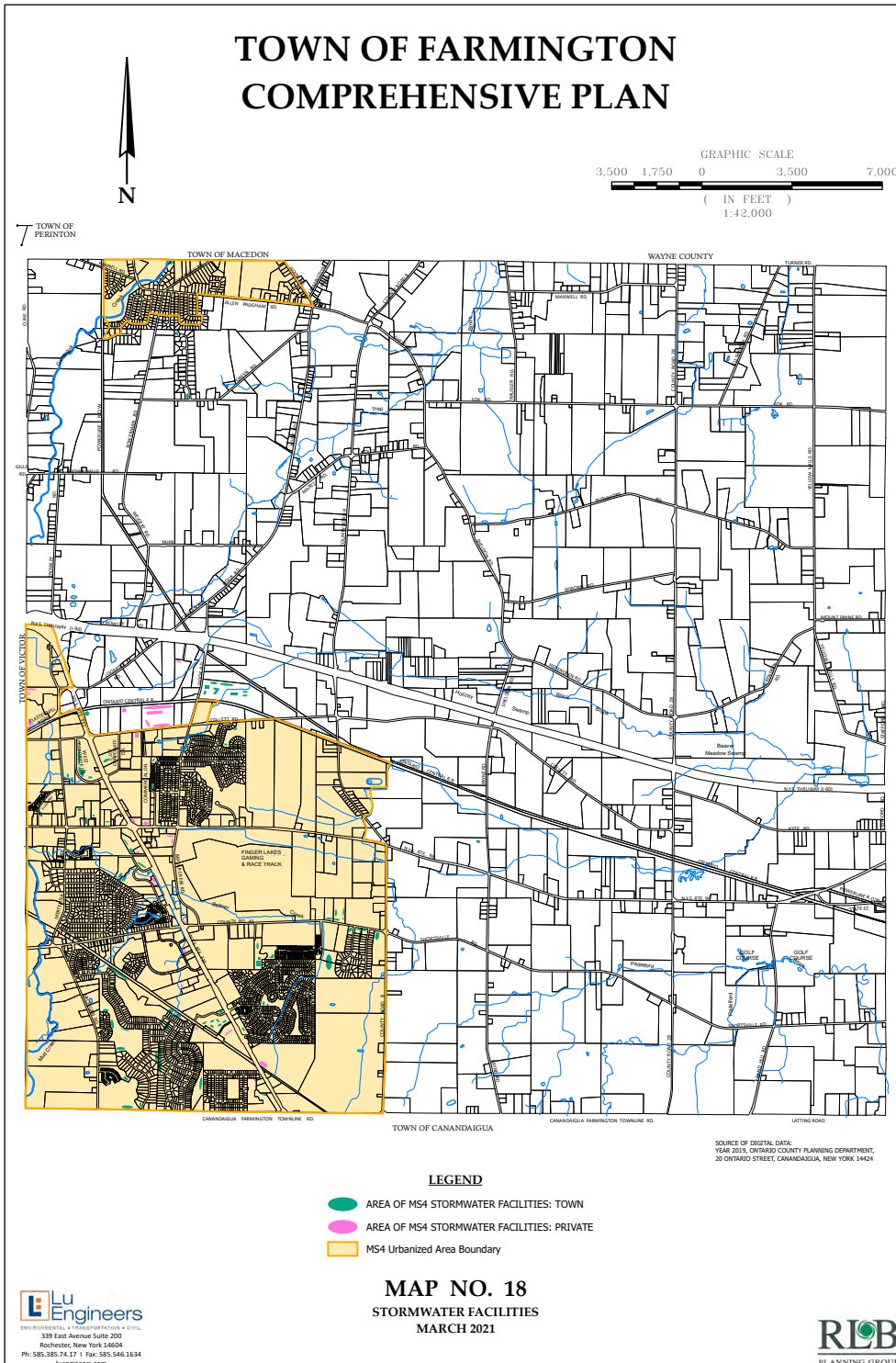












Appendix No. 3:

**GLOSSARY**

**AFFORDABLE HOUSING**

The measure of affordability, as defined by the U.S. Department of Housing and Urban Development (HUD), which considers housing affordable for a low-income household if it consumes no more than thirty percent (30%) of that household's income.

**AFFORDABLE (HOMEOWNERSHIP)**

The measure of affordability that meets the needs of households with incomes equal to or less than eighty percent (80%) of the median income of the metropolitan statistical area or county in which the housing is located.

Low-Income shall mean fifty percent (50%) of the area median income. Median-Income shall mean eighty percent (80%) of the area median income.

**AGRICULTURE**

The use of land for the growing and/or production of field crops, livestock and livestock products including, but not limited to, the following:

- a. Field crops, including: barley, wheat, oats, soy beans, corn, hay, potatoes, rye, sorghum and sunflowers.
- b. Livestock, including: dairy and beef cattle, goats, horses, sheep, hogs, poultry, game birds and other animals including dogs, ponies and rabbits.
- c. Livestock products, including: milk, butter, eggs, cheese, meat, fur and honey.

**AGRICULTURAL/CONSERVATION**

A Future Land Use Category, shown on Map No. 10 Future Land Use Map, that envisions the principal use of land for the purposes defined above in the term AGRICULTURE and which also identifies a natural resource feature that will require additional review and approval to insure protection of the natural resource to the greatest extent practicable.

**AGRICULTURAL DATA STATEMENT**

Forms prescribed by a municipality to be used as a means of identification of farm operations within an agricultural district located within five hundred feet of the boundary of property upon which an action requiring municipal review and approval by the planning board, zoning board of appeals, or town board pursuant to article sixteen of the town law, as provided in section three hundred five-a of this article.

### **AGRICULTURAL DISTRICT**

A defined area of land consisting of at least five hundred (500) acres that landowners have submitted a proposal to the county legislative body for the creation of an agricultural district within such county, or a defined area of land comprised of at least ten percent of the total land proposed to be included in the district, whichever is greater, consistent with the criteria set forth in Article 25 AA of the State Agriculture and Markets Law, Sections 300-310. In the Town of Farmington, there is one agricultural district established by the Ontario County Legislature and Certified by the Commissioner of the State Department of Agriculture and Markets. This District is known as the Southwestern Ontario County Agricultural District. This district is established for an eight year period.

### **ARTERIAL ROUTE**

- Major            A street with access control, channelized intersections, restricted parking, and which collects and distributes traffic to and from minor arterials.
- Minor            A street with signals at important intersections and stop signs on the side streets, and which collects and distributes traffic to and from collector streets. For further definitions of highways see Functional Classification below.

### **ARTICLE 24 PERMIT**

Written approval by the New York State Department of Environmental Conservation to conduct a regulated activity in a wetland or adjacent area. Regulated activities include, among other things, drainage, dredging, excavation, mining, dumping, filling, erection of structures and construction of roads.

### **BASE FLOOD**

Commonly referred to as 100 year flood, is a flood of the magnitude that has a one percent (1%) chance of occurring in any given year.

### **BENEFIT ASSESSMENT**

Special district charge levied on property located within an area where infrastructure improvements have been made, or public safety services contracted for by the Town Board. (e.g., Water District, Sewer District or Fire Protection District).

### **BUILD OUT**

A point in time at which land has been developed to the maximum extent permissible by zoning law or physically possible.

### **BUFFER**

A land area or landscaping treatment which is used to visibly separate one use from another or to shield or block noise, lights, or other nuisances.



## **CAPACITY**

In transportation, the maximum traffic flow (expressed in terms of vehicles per unit time) which can be accommodated on a given roadway under a specified safety regime.

## **CAPITAL IMPROVEMENT PROGRAM**

The multi-year scheduling of expenditures for capital projects (as defined by New York State Law) which the Town proposes to build or purchase over the next six years. Examples of Capital Improvements include, but are not limited to: town highways; town drainage district projects, town buildings, town parkland acquisition and improvements, and purchases of highway equipment.

## **CHIPS**

The New York State Consolidated Local Street and Highway Improvement Program (CHIPS). This state program involves funding for local highway operations and maintenance.

## **COLLECTOR ROUTE**

A street which collects traffic from local streets and connects with minor and major arterials.

## **COMMERCIAL/GENERAL BUSINESS**

A Future Land Use Category, shown on Map No. 10 Future Land Use Map, that identifies both Neighborhood Business and/or Community Business use of land consistent with the types allowed in Chapter 165 of the Town Code. These land uses are either existing or envisioned to occur in the future.

## **COMMUNITY BUSINESS**

An area located exclusively along major transportation routes and adjacent to established centers of population within the community, comprised of parcels having a minimum contiguous size as specified by zoning law, developed according to an overall plan intended to minimize the disruptions to through traffic movements, consisting of uses that provide a broad range of commercial goods, services and personal needs, with facilities necessary to serve the needs of the population of major portions of the municipality and adjacent areas.

## **COMMUNITY HEALTH CARE**

The ability for the residents of a municipality to have access to quality primary and preventive health care, including services and facilities which are not necessarily located within the municipality but are within an established metropolitan or regional area.

## **COMPREHENSIVE APPROACH**

Looking at a situation in terms of how it will affect the entire community, rather than just a portion of it.

## **CONDUITS**

Protective casings buried underground which protect utility lines.

### **CONSERVATION AREA**

A Future Land Use Category, shown on Map No. 10—Future Land Use Map, that envisions the principal use of land for the purpose of open space protection of a defined important natural resource subject to federal and/or state regulations.

### **CRITICAL ENVIRONMENTAL AREA (CEA)**

A specific geographic area designated by a state or local agency which has exceptional or unique characteristics that make the area environmentally important. Designation of an area as a CEA ensures that all projects subject to SEQRA review that take place in that area will receive a more thorough review from involved agencies.

### **DEC**

New York State Department of Environmental Conservation.

### **DESIGN CRITERIA & CONSTRUCTION STANDARDS FOR LAND DEVELOPMENT**

Standards and criteria established by the Town Planning Board for the design, construction and/or installation of infrastructure necessary for the development of a site. These standards also include other regulations pertaining to development which are not included in the Town Code.

### **DENSITY OF DEVELOPMENT**

The number of dwelling units per unit of land. Unit of land is usually stated as one acre, (i.e., 2 units per acre, 4 units per acre, 5 acres per unit, etc.) after land exclusions have been calculated for such fixtures as roads.

### **DETENTION**

The temporary storage of runoff in a stormwater management facility that will be discharged at a controlled rate.

### **DEVELOPMENT**

Any man-made change to improved or unimproved real estate. This includes, but is not limited to, buildings and other structures, mining, dredging, filling, grading, paving, excavation, drilling operations, and storage of equipment and materials.

### **DRAINAGE**

The collection, conveyance, containment, and/or discharge of surface and storm water runoff.

### **DRAINAGE BASIN**

A geographic and hydrologic sub-unit of a watershed.

### **DRAINAGE DIVIDE**

The boundary between one drainage basin and another.

## **EROSION**

The wearing away of the land surface by running water, wind, ice, or other geological agents, including such processes as gravitational creep, detachment and movement of soil or rock fragments by water, wind, ice, or gravity.

## **EROSION/SEDIMENT CONTROL FACILITY**

A type of drainage facility designed to hold water and/or reduce the flow velocity for a period of time to allow sediment to settle out.

## **FACTORS AFFECTING DEVELOPMENT**

Natural and manmade features located in the Town of Farmington that have been determined to be environmentally sensitive and are to be protected by the Town in the subdivision and site plan review processes.

## **FEMA**

Federal Emergency Management Agency. Responsible for administration of Federal Flood Insurance Program.

## **FIRE DISTRICT**

A legally established and defined area of the Town for which fire protection services are provided for and governed by a Board of Fire Commissioners who are elected directly by the voters of said district, or area. In the Town of Farmington there are no Fire Districts only Fire Protection Districts.

## **FIRE PROTECTION CLASS RATING**

A classification made by the State Insurance Service Officer that determines the cost of fire insurance for a structure. The rating is based on series of criteria associated with the delivery of fire protection services.

## **FIRE PROTECTION DISTRICT**

A legally established and defined area of the Town for which fire protection services are contracted for by the Town Board with a local fire department. In the Town of Farmington there is one Fire Protection District that is town-wide and served by three volunteer fire departments (e.g., Farmington, Manchester and Shortsville).

## **FLOOD**

An overflow of lands not normally covered by water and that are used or usable by humanity. Floods have two essential characteristics: the inundation of land is temporary; and the land is adjacent to an inundated overflow from a river or stream, lake, or other body or standing water.

## **FLOOD HAZARD AREAS**

Those areas subject to inundation by the base flood. Includes, but is not limited to streams, lakes, wetlands, and closed depressions.

### **100-YEAR FLOODPLAIN**

Areas located along certain watercourses in the Town of Farmington that have been identified by FEMA, under provisions of the National Flood Insurance Program, as having at least a one percent chance of flooding in any one year. These areas are delineated on the Community's Flood Insurance Rate Maps.

### **FLOODWAY**

That portion of the watercourse channel that is delineated by the area of flood waters if the existing 100-year floodplain boundary were to be brought in enough to raise the surface elevation one foot. An imaginary boundary created by bringing in the 100-year floodplain boundary until the surface elevation of the 100-year floodplain is raised one foot.

### **FUNCTIONAL CLASSIFICATION**

A system adopted by most U.S. localities to classify roadways in accordance with the function they serve. Functional classification is thus distinguishable from jurisdictional classification. Transportation facilities are classified by the relative importance of the movement and access function assigned to them. The access function often detracts from the movement function and vice versa. In the hierarchy of highway facilities, freeways and major arterials constitute the major highway system, while collector and local streets comprise the local street system. The classification of streets is essentially a determination of the degree to which access functions are to be emphasized at the cost of the efficiency of movement or discouraged to improve the movement function. The functional classifications are: Principal Arterial (Expressway), Principal Arterial, Minor Arterial, Collector and Local Street.

### **GENERAL INDUSTRIAL**

A Future Land Use Category, shown on Map No. 10—Future Land Use Map, that envisions the principal use of land for General Industrial land use.

### **HAMLET RESIDENTIAL**

A pattern of residential development, occurring in and around an unincorporated area of the Town, consisting of single-family dwellings—both attached and detached—which are primarily within a conventional subdivision setting with appurtenant common areas. In addition, there may be commercial land uses in support of the residential neighborhood. In the Town of Farmington there are three hamlet areas are known as Mertensia, Farmington, and Pumpkin Hook.

### **GRANDFATHERED**

Development or activity initiated prior to latest version of codes and regulations, and allowed to continue even though not in conformance.

### **IMPACT FEES**

Assessments paid as a condition of site plan or subdivision approval to cover the cost of infrastructure improvements that are required to meet the needs of the proposed development.

### **INCENTIVE ZONING**

A zoning process that permits a developer to exceed zoning restrictions if, in exchange, he or she fulfills a community need. The main purpose of incentive zoning is to increase the likelihood that particular types of development or amenities will occur. Incentive zoning can be used to encourage developers to provide defined community amenities that cannot otherwise be required.

### **INFILLED**

The development of new buildings on vacant lands in a built up area.

### **LETTER OF CREDIT**

Notice from a bank which certifies that funds are being held in escrow to pay for pre-agreed upon development improvements (e.g., streets, sewers).

### **LIMITED INDUSTRIAL**

A Future Land Use Category, shown on Map No. 10—Future Land Use Map, that envisions the principal use of land for Limited Industrial land uses.

### **MAJOR COLLECTOR STREET**

A highway whose function is to collect and distribute vehicles to and from traffic generators such as large residential, commercial and industrial areas.

### **MINOR COLLECTOR STREET**

A highway whose function is to carry traffic between local roads and the major collector and arterial highways in the community.

### **MITIGATION MEASURES**

Improvements or agreements to minimize the effect of construction, or to balance adverse effects in one area with improvements in another area.

### **MIXED RESIDENTIAL**

A Future Land Use Category, shown on Map No. 10—Future Land Use Map, that envisions the principal use of land for a mix of single-family detached and attached, multiple-family and duplexes.

### **MULTIPLE RESIDENTIAL**

A Future Land Use Category, shown on Map No. 10 Future Land Use Map, that envisions the principal use of land for multiple-family dwelling units (i.e., apartments).

### **MUNICIPALITY**

A primarily political unit having corporate status and powers of self-government (e.g., Town, Village, City).

## **NYCRR**

Legal abbreviation for New York Code of Rules and Regulations.

## **NATIONAL FLOOD INSURANCE PROGRAM**

A program administered by the Federal Emergency Management Agency (FEMA) which provides property insurance to homeowners and businesses whose properties lie within a designated flood hazard area (100-year floodplain). The flood insurance program is administered locally by each municipality (town, city, village) when it adopts its own set of floodplain regulations which govern the type and conditions under which a floodplain area may be developed. These local floodplain development regulations must meet certain minimum requirements in order for the municipality to maintain its eligibility for National Flood Insurance.

## **NATURAL DRAINAGE COURSES**

Any natural existing waterway, including streams, rivers, creeks, ditches, channels, gullies, or ravines, which remove surface or groundwater run-off from surrounding lands.

## **NEIGHBORHOOD BUSINESS**

An area comprised of parcels having a minimum contiguous size as specified by ordinance, developed according to an overall plan intended to attract pedestrian customers from surrounding neighborhood service areas, consisting of uses that provide convenient (or daily) personal needs and services, and of a lower intensity of use than Community Business uses.

## **NEIGHBORHOOD SERVICE AREA**

Refers to the geographic area which surrounds a school, park or commercial facility. The area is usually delineated by walking distance, a distance of approximately one-half to one mile.

## **OPEN AREA**

Any area characterized by natural scenic beauty or, whose existing openness, natural condition or present state of use, if preserved, would enhance the present and potential value of abutting or surrounding development or would establish a desirable pattern of development or would offer substantial conformance with the planning objectives of the municipality or would maintain or enhance the conservation of natural or scenic resources.

## **OPEN SPACE INDEX**

An inventory of open areas within the municipality, accepted by the Town Board, with each such area identified, described and sites listed according to priority of acquisition or preservation.

## **OPEN SPACE PLAN**

An element of a community's comprehensive plan, sometimes referred to as an Open Space Master Plan, that identifies the open space resources to be conserved, the benefits for conserving each type of open space, and the laws and programs that exist to facilitate conservation action. Resources often identified include areas that: are ecologically important for plants and animals; have distinctive character; have recreational value; protect the quality, quantity or public use of



resources; are important as working landscapes that sustain the industries of farming and forestry; and have educational or research values.

### **PATIO HOME**

A single-family detached dwelling which has a private outdoor space in the rear of the home clearly defined by walls, fences, or shoulders and which has only one usable side yard. The other side of the building is located on the lot line. A legal agreement such as an easement must exist which allows the dwelling owner room to perform maintenance functions.

### **PERCOLATION**

The movement of water through soil.

### **PERCOLATION RATE**

The rate, usually expressed inches/hour, in which water moves through saturated granular material. Typically through soil.

### **PERFORMANCE STANDARDS**

A flexible set of requirements that more directly regulates the consequences of development than otherwise available by a specific set of standards.

### **PLANNED DISTRICT**

An area of a minimum contiguous size as specified by ordinance, developed according to a plan as a single entity and containing one or more structures with appurtenant common areas.

### **PUBLIC**

A Future Land Use Category, shown on Map No. 10—Future Land Use Map, that envisions the principal use of land for public purposes such as a park or governmental building.

### **PURCHASE OF DEVELOPMENT RIGHTS (PDR)**

A program for a municipality to voluntarily acquire the rights to development of certain lands, which are deemed by the community to be worthy of preservation in their natural state. Through such a program the landowner retains all other rights except those for development.

### **QUALITATIVE STANDARDS**

Standards which are based on a characteristic or trait, such as lighting “in such a manner as to not create annoyance.”

### **QUANTIFIABLE STANDARDS**

Standards which are based on a numerical system, such as lighting allowed according to the number of foot candles or density based on the number of units per acre.

### **RECREATION AREAS**

A Future Land Use Category, as shown on Map No. 10—Future Land Use Map, that envisions the use of land for both public and/or private recreational uses, both active and passive. Such uses include parks, ball fields, golf courses, etc.

### **RESIDENTIAL**

A Future Land Use Category, as shown on Map No. 10—Future Land Use Map, that envisions the use of land for single family purposes at varying densities.

### **RESTRICTED BUSINESS**

A Future Land Use category shown on Map No. 10—Future Land Use Map, that envisions an area comprised of parcels having a minimum contiguous size as specified by ordinance, developed according to an overall plan, intended to preserve areas for employment and service to the public from surrounding neighborhood service areas, that are conducted entirely within an enclosed building, and which do not generate large volumes of traffic such as associated with Community Business.

### **RESTRICTIVE COVENANTS**

A legal agreement which places a restriction of some sort on the use of the land. The restrictive covenant usually runs with the land and is binding upon subsequent owners of the property.

### **REVERSE FRONTAGE LOT**

A lot which fronts upon two parallel streets, or which fronts upon two streets which do not intersect at the boundaries of the lot, and which is not accessible from one of the parallel or non-intersection streets upon which it fronts.

### **RIGHT-OF-WAY**

A strip of land which is acquired, usually by a government body, for the purpose of a road, cross-walk, railroad, utility lines, or other similar uses.

### **RIGHT TO FARM LAW**

A law enacted by a municipality that protects farmers from nuisance ordinances and nuisance suits that would restrict normal farming practices.

### **RIPARIAN**

Pertaining to the banks of streams, wetlands, lakes or tidewater. A relatively narrow strip of land which borders a stream or river, often coincides with the maximum water surface elevation of the 100-year storm.

## **RUNOFF**

Water originating from rainfall and other precipitation that is found in drainage facilities, rivers, streams, springs, seeps, ponds, lakes and wetlands as well as shallow ground water. The portion of precipitation, snow melt, or irrigation that flows over and through the soil, eventually making its way to surface water supplies (such as streams, rivers, ponds); runoff includes surface runoff, underflow and ground water flow.

## **RURAL RESIDENTIAL**

A Future Land Use Category, shown on Map No. 10—Future Land Use Map, that envisions the principal use of land for single-family detached on lots generally fronting along the highways and at a density on one acre or larger as further regulated in the Farmington Town Code, Chapter 165, Zoning Law.

## **SEDIMENT**

Particular material that originates from weathering and erosion of rocks or unconsolidated deposits, and is transported by, suspended in, or deposited by water.

## **SEDIMENTATION**

The depositing or formation of sediment. Removal, transport, and deposition of detached sediment particles by flowing water or wind.

## **SETBACK**

The distance between the street right-of-way and the front line of a building or any projection thereof, or the minimum prescribed distance to a lot line that a structure can be placed by town regulation.

## **SEWER TRUNK LINES**

The main sewer lines which gather sewage from smaller lines which are usually connected to dwellings and buildings.

## **SHARED ACCESS PARKING**

A provision for two or more separate users to use the same parking area.

## **SILTATION**

The process by which a stream, river, lake, or other water body becomes clogged with sediment.

## **SITE**

The portion of a piece of property which is directly subject to development.

### **SLIDING SCALE ZONE**

A zoning district where the number of permissible dwelling units increases with the size of the parcel but not in direct linear proportion to that increase in parcel size. For example, a three acre parcel may permit one dwelling unit while a twenty acre parcel may permit three dwelling units.

### **SPECIAL FLOOD HAZARD AREA**

An area having special flood, mudslide (i.e., mudflow) and/or flood-related erosion hazards.

### **SPOT SAFETY IMPROVEMENTS**

Intersections shown on Map No. 10 Future Land Use Map, the Future Land Use Plan Map that have been identified by the Comprehensive Plan Committee as being areas where improvements are necessary to sustain traffic safety and efficiency. These identified areas are to be actively pursued for improvements during the Plan period.

### **STATE ENVIRONMENTAL QUALITY REVIEW ACT (SEQRA)**

Refers to 6 NYCRR Part 617 environmental review regulations which are applicable to all state and local agencies within New York State, including all political subdivisions, districts, departments, authorities, boards, commissions, and public benefit corporations. Typical actions which require environmental review under SEQRA include site plan approvals, re-zoning actions, formation of special districts, subdivision approvals, funding and other governmental activities.

### **STATE SMART GROWTH PUBLIC INFRASTRUCTURE POLICY ACT**

This state law amends the State Environmental Conservation Law by adding a new Article 6. The law augments the State's environmental policy of maximizing the social, economic and environmental benefits from public infrastructure development through minimizing unnecessary costs of sprawl development. Under this newly enacted law financing and state aid for the construction of new or expanded public infrastructure is to be prohibited unless it is consistent with criteria contained in the new Article 6.

### **STORMWATER DETENTION**

The temporary collection of storm water runoff which is released at a controlled rate not to exceed the rate of runoff that would occur under pre-development conditions.

### **STRIP COMMERCIAL DEVELOPMENT**

Commercial or retail development, usually one-store deep that fronts along a major street. The pattern of development is oriented towards the maximum exposure of services (attracting attention) to the passing motorist and not to the shopper on site.

### **SURFACE AND STORM WATER**

Water originating from rainfall and other precipitation that is found in drainage facilities, rivers, streams, springs, seeps, ponds, lakes and wetlands as well as shallow ground water.

## **SURFACE RUNOFF**

Precipitation excess that is not retained on vegetation or surface depressions and is not lost by infiltration or evaporation, and thereby is collected on the land surface from where it runs off.

## **TOPOGRAPHY**

General term to include characteristics of the ground surface such as plains, hills, mountains, degree of relief, steepness of slopes, and other physiographic features.

## **TOWN CODE**

The Official Town Code Manual entitle “*Code of the Town of Farmington, County of Ontario, State of New York,*” as may be amended from time to time by the Town Board.” Official copies of the Code are maintained and are on file in the Town Clerk’s Office. This manual contains the codification of the Town’s Local Laws and Ordinances consisting of 57 chapters and two deviation tables.

## **TOWN LAW SECTION 278**

Section 278 of the New York State Town Law permits towns to reduce lot sizes in subdivisions if the overall density of the subdivision is not greater that it would have been using conventional development techniques. Commonly used as a legal basis for creative design to preserve open space.

## **TOWN OF FARMINGTON**

Land comprising the Town of Farmington, located within the County of Ontario, New York.

## **TRANSITIONAL LAND USE**

- 1) A type of use which serves as a buffer between two other types of uses (e.g., commercial uses between industrial and residential uses).
- 2) A type of use which is allowed for a period of time until an action occurs which allows a change in that use (e.g., five acre minimum lots until sewer and water service is made available at which time one acre minimum lots are allowable).

## **VISUAL PERCEPTION**

How a person thinks about what he or she sees.

## **WATER QUALITY**

A term used to describe the chemical, physical, and biological characteristics of water, usually in respect to its suitability for a particular purpose.



## **WATERSHED**

The geographic area which is drained by a given stream or river. An area of land that contributes runoff to one specific delivery point; large watersheds may be composed of several smaller “sub-watersheds” or “subcatchments,” each of which contributes runoff to different locations that ultimately combine at a common delivery point.

## **WETLANDS, FEDERAL**

The term “wetlands” means those areas that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs and similar areas.

*Note:* The United States Department of the Interior Division of Fish and Wildlife Service is responsible for the managing of the National Wetlands Inventory and has produced maps commonly referred to as the National Wetlands Inventory Maps. It should be noted that these maps have no regulatory authority and are commonly used to identify possible wetland areas. Wetlands are delineated by the scientific community based upon the presence of hydric soils, hydrology and a prevalence of wetland vegetation.

Only the United States Department of the Army Corps of Engineers can determine if a parcel has jurisdictional wetlands on it. It is recommended that any parcel that contains hydric soils or soils that are poorly draining, or have been indicated by the U.S. Fish and Wildlife Service as having wetlands should be examined by a qualified wetlands Biologist.

## **WETLANDS, STATE**

As applied in 6 NYCRR Part 663, the term “wetlands” refers to all wetlands at least 12.4 acres in size which meet the definition in Article 24-0107(1) of the Freshwater Wetlands Act. Wetlands include areas characterized as bogs, swamps, kettle holes, marshes, wet woods, flooded lands and similar areas. Vegetation is used as the primary determinant of wetland character, as well as soils and hydrology. Wetlands depicted upon NYSDEC Maps require field delineation and approval by the DEC.

Appendix No. 4:

**TOWN OF FARMINGTON TOWN BOARD  
RESOLUTION #450 OF 2019  
NOVEMBER 12, 2019**

Re: Establishing the Update Committee for the 2020 Edition of the Town of Farmington Comprehensive Plan; and providing a charge to said Committee.

**WHEREAS**, the Farmington Town Board (hereinafter referred to as Town Board) has the authority that is granted under the provisions of Section 272-a of New York State Town Law to maintain the adopted Town of Farmington Comprehensive Plan (hereinafter referred to as Comprehensive Plan); and

**WHEREAS**, the latest edition of the Comprehensive Plan was adopted by the Town Board, by Resolution #209 of 2011, on July 26, 2011; and

**WHEREAS**, the Town Board also has the authority under the provisions of Section 272-a of New York State Town Law to appoint a committee and to give said committee a specific charge to undertake, prepare and present to the public an update to the Comprehensive Plan; and

**WHEREAS**, the Town Board has considered the recommendations received at tonight's meeting from the Town Operations Committee for creating a Comprehensive Plan Committee to be comprised of eleven (11) members; and

**WHEREAS**, the Town Board has also considered the recommendations received from the Town Director of Planning and Development to have a staff of Town advisors to attend workshop meetings of the Update Committee; and

**WHEREAS**, the Town Board desires to have a final draft of the update to the Comprehensive Plan officially submitted to the Town Board at its first meeting in May 2020; and

**WHEREAS**, the Town Board has already directed the Town Director of Planning and Development (hereinafter referred to as Director) to begin working on updates to the various maps contained in the 2011 Edition of the Comprehensive Plan.

**NOW, THEREFORE, BE IT RESOLVED** that the Town Board does hereby establish a Comprehensive Plan Update Committee that is to be comprised of a total of eleven (11) members.

**BE IT FURTHER RESOLVED** that the Update Committee shall be comprised of the following members: Steven Holtz from the Town Board; Shauncy Maloy from the Town Planning Board; Thomas Yurch from the Town Zoning Board of Appeals; Susan Hilton from the Town Conservation Board; Henry Adams III from the Town Agriculture Advisory Committee; Donna Herendeen, Town Historian; and the following Town residents: Bryan Adams, Susan Hopkins Charland, Tim DeLucia, David Plante and Aaron Sweeney.

**BE IT FURTHER RESOLVED** that the following individuals are hereby appointed to serve as Advisors to the Update Committee: Don Giroux, Town Highway and Parks Superintendent; Robin MacDonald, Town Water and Sewer Superintendent; Julie LaRue, Town Recreation Advisory Committee; Dan Delpriore, Town Code Enforcement Officer; John Robortella, Clerk of the Update Committee; and Ronald L. Brand, Town Director of Planning and Development.

**BE IT FURTHER RESOLVED** that the Comprehensive Plan Update Committee shall work directly with the Director of Development in making the various amendments to the adopted Town of Farmington Comprehensive Plan for presentation to the Town Board for its consideration and acceptance; and for the commencement of the official amendment process required under New York State Town Law.

**BE IT FURTHER RESOLVED** that John Robortella is hereby appointed to serve as the Clerk to the Update Committee and to assist the Director of Development in making the final editing changes to the 2020 Edition of the Town of Farmington Comprehensive Plan.

**BE IT FINALLY RESOLVED** that the Director of Planning and Development shall serve as their chairperson of said Committee and shall be responsible for preparing meeting agendas, meeting notices, various updates to the chapters of the Comprehensive Plan and provide periodic reports to the Town Board.

*Note:* As a result of the restrictions imposed by the New York State Governor's Executive Orders during the COVID-19 pandemic, there were no in-person meetings held during 2020. Therefore, the Plan Update was not completed in 2020 and is now referenced as the 2021 Edition of the Town of Farmington Comprehensive Plan.

Appendix No. 5:

**PLAN MAINTENANCE RECORD**

To be completed upon future plan updates.

DRAFT