

Town of Farmington

1000 County Road 8
Farmington, New York 14425

2020 EDITION OF THE TOWN OF FARMINGTON COMPREHENSIVE PLAN COMMITTEE *Established November 12, 2019 (Town Board Resolution #450 of 2019)*

Tuesday, December 17, 2019, 6:30 p.m.

MINUTES—FILED WITH TOWN CLERK

The following minutes are written as a summary of the main points that were made and are the official and permanent record of the actions taken by the 2020 Edition of the Town of Farmington Comprehensive Plan Committee. Remarks delivered during discussions are summarized and are not intended to be verbatim transcriptions.

Committee Members Present: Henry Adams III
Timothy DeLucia
Donna Herendeen
Susan Hilton
Steven Holtz
Susan Hopkins Charland
Shauncy Maloy
David Plante
Thomas Yourch

Committee Members Excused: Bryan Adams
Aaron Sweeney

Advisors Present:
Ronald L. Brand, Town of Farmington Director of Development and Planning
Julie LaRue, Town of Farmington Recreation Advisory Committee
John Weidenborner, Town of Farmington Zoning Officer (representing Dan Delpriore)
Don Giroux, Town of Farmington Highway and Parks Superintendent

1. MEETING OPENING

The meeting was called to order at 6:30 p.m. by Ronald L. Brand, Town of Farmington Director of Development and Planning. The Pledge of Allegiance was recited.

2. DISCUSSION OF CHAPTER 1 AND CHAPTER 2

Mr. Brand: Said that updates to the first draft of Chapter 1 have been provided by Mr. Plante. Additional changes should be sent to the clerk. The second draft of Chapter 1 with the latest revisions will be distributed as a Word text file via e-mail prior to the next meeting. Revised files will have the revision date in the file name.

Hal Adams: Asked about the content of the Executive Summary in Chapter 1. Mr. Brand said that the Executive Summary will be revisited and revised as needed following the completion of the Plan.

Mr. Brand: Said that Chapter 1 provided the foundation for the Town's ongoing planning program from 1967 to 2011 and includes a review of the various laws and regulations affecting development. He said that Chapter 2 will set the stage for the understanding of the concepts upon which the 2020 Comprehensive Plan update will be based. Chapter 2 will also include definitions of terms, and updated assets and constraints to the Town's planning and development for the future.

Mr. Brand: Discussed some of the highlights to be included in Chapter 2:

- 13 new industries have started and/or expanded since July 2011.
- The Town comprises 39.45 square miles of land (25,248 acres).
- Explanations of freshwater wetlands, flood plains, stormwater, steep slopes, etc.
- Assets and constraints.
- Discussion on AC Agricultural Conservation District vs. A-80 Agricultural District.
- Cost of services. The cost of government services is affected by residential development more than industrial, commercial and/or agricultural uses.
- Increase in dwelling units since July 2011:
 - 960 total dwelling units
 - 455 single-family detached units
 - 337 single-family attached (townhomes)
 - 168 multi-family (apartments)
- Route 332 traffic counts in 2001: 18,000 vehicles per day
Route 332 traffic counts in 2018: 27,000 vehicles per day

Route 332 was designed by the New York State Department of Transportation for 50,000 vehicles per day. The issue facing the Town and the State is that the road has reached more than 50 percent of capacity in the past 17 years.

- Finger Lakes Gaming & Racetrack continues to be the largest employer in the Town. The number of customers declined by approximately 25 percent when del Lago Resort & Casino opened in Tyre, N.Y., in 2017, but has since increased and is expected to reach 1.7 million customers in 2019. Mr. Maloy asked if attendance figures are available for local and out-of-town customers. Mr. Brand said that these figures are not available because some customers do not use the registration card.
- Water District mapping: Design is now in progress for the replacement of the Purdy Road water tank and the installation of a transmission water main at an estimated cost of \$7 million. This project will improve fire flow and water pressure in the southwest quadrant of the Town.
- Sewer service areas vs. sewer districts; and implementing the recommendations of the 2019 Sewer Master Plan to reroute flow from the sanitary sewer receptor along State Route 96 to Beaver Creek Road and State Route 332 for connection to an interceptor. This project will relieve sanitary sewer capacity issues and will provide for gravity flow to the treatment plant on McMahan Road in the Town of Victor.

Flow of the sanitary sewer is a concern in the vicinity of the relatively flat land on State Route 332. The installation of an oversized 12-inch sanitary sewer main to connect with an existing interceptor on County Road 41 was an amenity provided to the Town by the Hathaway’s Corners developer. With the opening of this main, the developer of the Farmington Pointe project (1600 State Route 332) will have two means of access to a sanitary sewer.

- School district enrollments:

District	2010	2019	Change
Victor	4,293	4,274	– 19
Canandaigua	4,074	3,481	–593
Palmyra–Macedon	2,137	1,927	–210
Manchester–Shortsville	931	803	–128

3. HOUSING AND POPULATION

Ms. Charland: Provided her research on the following topics:

Geography	2000	2010	2019	AAGR* 2000–2019
Ontario County	100,224	107,931	114,326	0.69%
Farmington	10,584	11,825	13,407	1.25%

*Average Annual Growth Rate

Farmington Population 2000–2024:

2000	2010	2019	Projected 2024
10,584	11,825	13,407	14,059

Farmington Population Ages:

Source: Cornell Program on Applied Demographics, 2019

Age	2019	2014
65–69 (%)	6.11%	6.12%
70–74 (%)	4.25%	4.81%
75–79 (%)	2.08%	3.34%
80–84 (%)	1.04%	1.51%
85+ (%)	0.78%	0.94%
Population Over 65	14.26%	16.79%

The population increase in Ontario County is expected to level off countywide at approximately 114,770 by 2040.

Income:

Site	Ontario County	Farmington	Victor	Town of Canandaigua
2019 Median Household Income	\$65,143	\$71,372	\$101,722	\$67,806
2019 Per Capita Income	\$34,589	\$31,893	\$50,096	\$37,076

Farmington Owner Occupied Homes vs. Rentals:

Ms. Charland: Said that the majority of the homes in Farmington are single-family residences with a high percentage of stable home ownership:

71% own
24% rent
5% vacant

Inflow/Outflow Report:

5,904 residents leave Farmington for work.
2,828 people come into Farmington for work.
530 residents live and work in Farmington.

Hal Adams: Said that the current Comprehensive Plan is silent on the increased cost of providing governmental services for residential development when compared to the lower cost of providing governmental services for industrial and agricultural development. He suggested that the update to the Comprehensive Plan include an analysis of the impact of growth upon the fiscal health of the Town regarding the costs of utilities and the maintenance of amenities. He asked if the Town currently projects the fiscal impact of the the costs of growth.

Mr. Brand: Said yes, that the Town has established benefit districts for lighting, drainage and other types of services to fund the costs of providing these services. Mr. Holtz also said that the Town has five-year capital improvement programs and plans for highways, and water and sewer utilities, for example, and that these plans are updated annually. Mr. Adams said that the language in the current Comprehensive Plan encourages light industrial development to benefit local employment but does not indicate how these uses contribute to the tax base. He said that this issue concerns the Town's policy, i.e., what we want to favor, and how to keep the costs of government in line.

Mr. Brand: Discussed the Federal Express Distribution Facility on Collett Road and the proposed upgrade to the Empire Pipeline Pumping Station on Hook Road. He said that both of these are multi-million-dollar projects but that their demands upon the local government for services are different. He also noted that 13 new industries have started or expanded in the Town since July 2011.

4. COMMUNITY SURVEY

Mr. Brand: Discussed the proposed survey that will be designed to seek feedback from Town residents about the issues and concerns most important to them, and to identify their desired visions for the future of the Town. He said that the survey would encourage their comments on their values and goals rather than on positions on a particular project. To encourage a good response, Mr. Brand suggested that the survey be brief. He noted that there were only 333 completed responses (and 192 partial responses) to the recently-

completed Town of Canandaigua 2020 Comprehensive Plan Survey out of a total of 1,552 survey visits.

Mr. Brand: Said that idea of the survey is for increasing citizen awareness of the Comprehensive Plan update process and to encourage participation. He noted that there a number of different opportunities which include the Town Newsletter, social media platforms (Facebook, Twitter, NextDoor, etc.), e-mail lists, a press release, the Town's website, and flyers at locations and attendance at public meetings. He expressed his appreciation to Ms. Charland for volunteering to start the draft survey instrument and for soliciting input from the members of the Committee.

Ms. Charland: Reviewed sample questions that have been prepared from the questions and issues that have been submitted by Committee members (and provided to Committee members via e-mail prior to the meeting). She said that the final survey questions should be written with the Comprehensive Plan in mind to provide the Committee with the residents' views on the big-picture long-term vision for the Town.

The following are the Committee members' suggested questions and topics that were provided to Ms. Charland and Mr. Brand prior to the meeting:

What do you value most about living in the Town of Farmington?

What are your thoughts regarding residential/commercial growth in Farmington?

How important to you is it that farming remains a significant activity in this town?

With regard to our Parks and Recreation programming, where should the focus be—continued development of a unique offering for Farmington residents or more collaboration with other towns (specifically Victor)?

What is the most effective way for the Town of Farmington to communicate with you—newsletter/mailings, Town website, social media, e-mail?

In general, would you like to see more development along State Route 332?

In general, would you like to see more development along State Route 96?

Would you like to promote more mixed use along the State Route 332/State Route 96 corridors?

For developing parts of Farmington, do you prefer historical architecture or more modern architecture?

Is there a large enough interest in a community center—what to offer and is there a willingness to pay an increase in taxes for it?

If you are willing to pay higher taxes for something that the Town could provide, what would that be?

Thoughts on commercial solar energy projects.

Thoughts on commercial solar energy projects on farmland?

How can the Planning Board and the Zoning Board of Appeals increase citizen involvement?

Mr. Brand: Noted that he will be working with Ms. Charland and Mr. Plante to prepare a preliminary draft survey instrument for the Committee's review. This draft would be sent out to the Committee members soon after the beginning of the new year. Mr. Brand requested that the Committee review the sample survey questions and provide further comments to Ms. Charland prior to the next meeting on January 21, 2020, at which the survey questions will be finalized. Mr. Brand said that the intent is to conduct the survey in February 2020 with responses to be received in March.

5. MAPS

Mr. Brand: Discussed updates to the sewer district, water, and sidewalk maps by the Town staff. Mr. Plante also submitted edits on several of the map updates. Ms. Hilton will prepare revisions. It is hoped that these will be available for distribution electronically prior to the next meeting.

6. ISSUES FACING THE TOWN 2020–2030

Mr. Brand: Discussed a number of planning and development issues that he believes the Town will face in the next 10 years. He said that the Committee will discuss these topics to determine how to prioritize the list and how (by whom) these issues can be addressed. Mr. Brand said that some of these topics are both short-term and long-term concerns but that the Update Committee should identify them and begin consideration of prioritizing.

- Removing toll booths from the New York State Thruway and the effect on traffic.
- Continued development pressure in northwest Farmington.
- Balancing residential growth with commercial growth.
- Maintaining volunteer fire and ambulance services.

- Expanding parklands, recreational programs and projects.
- Water service.
- Sewer service and creation of a sewer district.
- Providing a pedestrian network—infilling voids in the development sidewalk system.
- Agricultural Conservation Zoning.
- Purchase of Development Rights Program to preserve farmland.
- Environmental Protection Overlay districts.
- Creation of a townwide drainage district.
- Community Center area.
- Completion of the Major Thoroughfare Overlay District (MTOD) and Official Highway Map recommendations.
- Development of Finger Lakes Gaming & Racetrack as a major recreation destination.
- Improved Post Office facility.
- Coping with solar energy system needs.
- Attracting industrial development.

7. DISCUSSION

Ms. Herendeen: Asked about enhancing the image of the community center corridor on State Route 96. Mr. Brand distributed a copy of the *State Route 96 Street Scape Design Guidelines*, prepared by MRB Group (the Town engineers). The guidelines approved by the Planning Board on December 4, 2019. They have been transmitted to the Town Board for adoption. The guidelines provide design parameters for developers of properties located along both sides of State Route 96 from the Victor–Farmington town line east to the Fairdale Glen townhouse project regarding sidewalks, street lighting, fencing and landscaping. The first project to implement the guidelines is the Byrne Dairy Store that opened last week which is located on the southwest corner of State Route 96 and Mertensia Road.

Ms. Herendeen: Asked about the protection of farmland when many of the farmers and landowners are aging and their children are not interested in continuing the operation of the family farms.

Hal Adams: Said that agriculture in Farmington is very fragile at this point, partly because of the increasing age of the farmers, the fact that some farmers have no succession plan, and the challenging market price environment in which today's farmers must operate. He said that land resource in Farmington is only OK and that the Town does not have large progressive farming operations as those which are located farther east in the county. He said that many farmers do not have the resources to scale up operations.

Hal Adams: Said that one of the questions on the Farmland Protection Plan survey that was conducted several years ago asked if farmers had trouble finding workers. He said that the responses were generally that farmers do not have difficulty finding workers because none of the farm operations in the Town are growing. He said that the Town has taken a step toward farmland protection with participation in the the Purchase of Development Rights state-grant program that is now in its first year in the Town, but that the Town will have to be more aggressive in the promotion of agriculture and the preservation of farmland because of the pressure to convert farmland to other uses.

Ms. Herendeen: Said that as a community we have to be concerned about this.

Mr. Maloy: Asked about protecting farmland if there is no one to farm the land. Hal Adams said that the trend among many farmers is to rent their land to other farmers. He said that a significant amount of farmland in the Town is being rented by outsiders and that this trend is expected to continue.

Ms. Herendeen: Said that the Gerlock farm on Shortsville Road is rented to a farmer from Marion, N.Y.

Ms. Charland: Discussed a project by the Finger Lakes Land Trust in Tompkins County with the primary focus of preserving the land.

Hal Adams: Said that agriculture is cyclical and that the business may turn again, but that it is difficult to be optimistic in the next 10 years.

8. PUBLIC COMMENTS

None.

9. NEXT MEETINGS

Meetings will be held on the third Tuesday of the month at 6:30 p.m. at the Farmington Town Hall, 1000 County Road 8, as follows:

Tuesday, January 21, 2020
Tuesday, February 18, 2020
March 2020—NO MEETING
Tuesday, April 21, 2020

10. ADJOURNMENT

The meeting was adjourned at 7:55 p.m.

Following the meeting, Mr. Giroux locked the front doors to the Town Hall.

Respectfully submitted,

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

Appendix 1:

**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 Arron 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.

E-mail Distribution:

Adams, Bryan
Adams, Hal
DeLucia, Tim
Herendeen, Donna
Hilton, Susan
Holtz, Steven
Hopkins Charland, Susan
Maloy, Shauncy
Plante, David
Sweeney, Aaron
Yourch, Thomas

Affiliation:

Comprehensive Plan Committee

Brand, Ron
Delpriore, Dan
Gerbasi, Geoff
Giroux, Don
LaRue, Julie
MacDonald, Robin

Committee Advisors

Bellis, Adrian
Hemminger, Ed
Viets, Doug

Planning Board

Bowerman, Nate
Brabant, Lance
Casale, Michael
Daniels, Marcy
Degear, David
Finley, Michelle
Gordner, August
Herendeen, Ron
Ingalsbe, Peter
Kincaid, Jamie
Mitchell, Sarah
Sowinski, Collin
Weidenborner, John
Wirth, Patricia

Town Board and Town Staff

Attardi, Jill
Marshall, Jeremy

Zoning Board of Appeals