

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)*

Thursday, February 20, 2020 • 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
Susan Hopkins Charland
Timothy DeLucia
Donna Herendeen
Susan Hilton
Steven Holtz
Shauncy Maloy
David Plante
Aaron Sweeney

Committee Members Excused: Bryan Adams
Thomas Yourch

Advisors Present:
Ronald L. Brand, Town of Farmington Director of Development and Planning
Don Giroux, Town of Farmington Highway and Parks Superintendent
August Gordner, Town of Farmington Code Enforcement Officer

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. UPDATE ON COMPREHENSIVE PLAN COMMUNITY SURVEY

Ms. Hopkins Charland: Provided the following update based upon the responses which have been received to date of the Comprehensive Plan Community Survey. The survey opened on Friday, January 31, 2020, and will close tomorrow (Friday, February 21, 2020).

Responses to date: 452

- 95% live in the Town of Farmington
- Approximately one-half are between the ages of 40 and 64
- Approximately one-quarter are over the age of 65
- 25% are under the age of 40
- 92% own their own homes
- 86% live in the 14425 ZIP Code
- 74% live in the Victor Central School District
- 20% live in the Canandaigua Central School District
- 67% receive their news about the Town from social media

Question 2: Why do you choose to live in Farmington?

1. Schools
2. Low taxes
3. Quality neighborhood
4. Rural character
5. Relatives and friends nearby

Question 5: What are the most important opportunities/issues you see for the Town to address during the next ten (10) years?

1. Protect of our natural resources
2. Traffic
3. Protection of our prime and unique agricultural soils
4. Parks and recreation facilities and programs
5. Creating stricter regulatios for developments along Routes 96 and 332 corridors

Question 6: During the next ten (10) years, what changes would you like to see in the Town?

1. Protect natural resource features
2. Protect farmlands
3. Better traffic control along our major highways
4. Better internet access

Question 8: Opportunities to help improve existing conditions on State Route 332:

1. Install traffic calming improvements
2. Reduce speed limit at the intersection of State Route 96 and State Route 332

Question 9: Design standards for State Route 96 “Main Street/Street Scape”:

1. “Welcome to Farmington” banners and American flags on light poles
2. Distinct Main Street signs with block numbers

Mr. Brand: Said that approximately 20 paper copies of the surveys have been submitted to date. He said that a number of respondents included their e-mail addresses to receive updates on the status of the work of the Comprehensive Plan Update Committee.

Mr. Maloy: Asked if respondents provided input on what they thought of the survey. Mr. Brand said that several respondents on the paper copies have provided comments about the Town. Ms. Hopkins Charland said that “rural” is a frequently-used word in a number of the written online responses.

Mr. Brand: Said that the survey will close tomorrow (Friday, February 21, 2020, at 5:00 p.m.). Ms. Hopkins Charland will submit the final results to the Committee for inclusion in the Comprehensive Plan Update.

3. **CONTINUED DISCUSSION OF CHAPTER 2: “BACKGROUND, ASSETS AND CONSTRAINTS”**

Mr. Brand: Continued the review of Chapter 2 “Background, Assets and Constraints.” He continues to receive updates to this chapter from several Town departments.

Mr. Brand: Discussed several proposed development projects that are moving through the Town review process, i.e.:

- Farmington Market Center (Tops Supermarket Plaza) on State Route 96.
- LeFrois Development Project on the south side of State Route 96 east of the Farmington Market Center and west of the State Route 332/State Route 96 intersection.
- Farmington Pointe (Laviano property) on the west side of State Route 332 opposite the New York State Police facility.
- Beaver Creek Park (installation of water and sewer lines now in progress).

- Delaware River Solar, southwest corner of Fox Road and Yellow Mills Road: Preliminary Subdivision approval by the Planning Board on February 19, 2020; Special Use Permit and Site Plan applications continued to March 18, 2020. Mr. Brand noted that Mr. Plante of BME Associates has been retained by Delaware River Solar to serve as the environmental manager for the project.

4. **DISCUSSION OF CHAPTER 3: “GOALS, OBJECTIVES AND RECOMMENDED ACTIONS”**

Mr. Brand: Began the discussion of Chapter 3 “Goals, Objectives and Recommended Actions.” Among the discussion topics were:

- The need to update the Goals, Objectives and Policy statements in the 2011 Edition of the Comprehensive Plan.
- Incorporating the Parks and Recreation Master Plan into the update of the Comprehensive Plan. The Parks and Recreation Master Plan is scheduled for review in 2023.
- Incorporating the Farmland Protection Plan goals, objective and policies into the update of the Comprehensive Plan.

Mr. Brand: Requested that each member of the Committee review the statements in the 2011 Plan, Chapter 3 and provide edits of changes that are felt necessary. He asked that the Committee Members provide him their edits by March 15th.

Mr. Brand: Discussed the goal of the “Housing and Residential Land Use” section in Chapter 3, as follows:

GOAL: To promote the availability of diverse, high quality and attractive places for people to live.

Mr. Brand: Said that a Goal statement is broad in nature and requested that Committee members identify possible revisions to consider how the Town should deal with housing and residential land use.

Mr. DeLucia: Said that he has no objections with the intent of the goal but that the objectives in this section should more clearly define the goal. Mr. Brand noted that this is exactly what he is looking for the Committee members to provide—edits.

Mr. Brand: Discussed Section 1 (d) of Chapter 3 regarding in-law living units (“Provide for ‘in-law apartments’ to allow several generations of a family to live independently in the same location”). He said that he recalls having received only two inquires about this over the past several years. The Town Code currently requires that in-law living units must be dependent upon the primary home (i.e., shared kitchen) and cannot be self sufficient.

Mr. Plante: Suggested that in-law living units should be covered in the Comprehensive Plan update to provide direction to the Town Board for possible zoning changes. Mr. Brand said that perhaps this could be identified as a priority item in the Comprehensive Plan's recommendations.

Mr. DeLucia: Said that in-law living units may allow older residents to stay in their homes for a longer period of time and avoid Medicaid expenses. He said that perhaps some type of financial incentive could be considered for in-law living units. Mr. DeLucia said that the two largest areas of the New York State budget are Medicaid and education expenses, and that perhaps more funds could be allocated to education if the Medicaid costs could be reduced with the opportunity for older residents to remain in their homes for a longer period of time.

Ms. Hopkins Charland: Said that these types of housing units are becoming a national health care trend.

Mr. Maloy: Suggested that bicycle- and pedestrian-friendly initiatives also be considered for the housing section of Chapter 3. Mr. Brand suggested that these initiatives also be considered for the objectives and policies in the transportation section of the chapter.

Mr. Brand: Discussed the street scape guidelines that have been developed for the State Route 96 corridor. He noted that the Byrne Dairy Store on the southwest corner of State Route 96 and Mertensia Road is the first project to incorporate these guidelines.

Mr. Brand: Said that the Plan update and the Future Land Use Map must focus on the prevention of sprawl and must identify initiatives to preserve agricultural lands and the available capacity of infrastructure improvements that already have been made. He said that infrastructure with available capacity is already in the ground in a number of areas of the Town. He said that needed improvements have been identified in other areas of the Town and are being worked on at this time.

Hal Adams: Said that Section 2 (d) (2) of Chapter 3 ("Managing the Built Environment") will require updating to reflect that the Town now participates in the Purchase of Development Rights program for the preservation of farmland. He suggested that the term "evaluate" be revised to "establish" or "encourage." Mr. Brand said that this is the type of edits that he is looking for—word changes and not necessarily complete statements.

Mr. Brand: Discussed the Town's initiatives, to date, for the further construction of trails and the improvement of the Town parks. He noted the completion of the Auburn Trail and the long-term plan to expand the trail system to provide interconnections from the Auburn Meadows, Estates at Beaver Creek and Monarch Manor subdivisions to the Hathaway's Corners residential development (now under construction at the southwest corner of State Route 332 and County Road 41) and the proposed Farmington Pointe development on the west side of State Route 332 and south of Hathaway's Corners. Mr. Brand said that the New York State Environmental Quality Review (SEQR) regulations will continue to be used to determine the environmental impacts of the trail expansion.

Mr. Brand requested that Ms. Hilton discuss the open space and conservation statements with the Town Conservation Board and ask them to provide her with their edits by March 15th as well.

Mr. Brand: Discussed the public safety statements in Chapter 3 and perhaps the identification of initiatives that could be implemented to attract and retain additional volunteers to the fire department. Mr. Sweeney and Mr. Giroux noted that training requirements for volunteers have increased over the past years. Mr. Giroux said that perhaps a property tax incentive could be considered to encourage residents to volunteer for the fire department. Mr. Brand asked Mr. Sweeney and Mr. Giroux if they could identify existing State or County policies which may be available for consideration by municipalities to encourage and retain volunteers for the fire and EMS services.

Mr. Brand: Asked how the Town can make the most of its Insurance Services Office (ISO) rating, which can affect everyone's fire insurance premiums for homes and businesses in a community. Mr. Brand said that local governments can have a role in the ISO ratings. He also asked the fire department representatives on the Committee to consider what the Town can do to improve Farmington's ISO rating. He asked if Mr. Sweeney and Mr. Giroux could identify statements for consideration.

Mr. DeLucia: Asked about the definition of the "Hamlet of Farmington." Mr. Brand said that the Hamlet of Farmington is generally considered to be in the vicinity of the intersection of State Route 332 and State Route 96. He said that over the years several of the New York State Department of Transportation "Hamlet" signs have disappeared and that perhaps the Community Center area should be expanded.

Mr. DeLucia: Suggested that definitions and an explanation of the Municipal Separate Storm Sewer System (MS4) program be included in the Plan update. The program concerns the control of stormwater. Farmington has been designated as an MS community by the New York State Department of Environmental Conservation. Ms. Hilton said that the MS4 facilities in the Town will be depicted on one of the new maps to be in the Plan.

Mr. DeLucia: Asked about the reference to "strip-type commercial" developments in Section B "Commerce" (1) (d) and about the reference to "traffic calming." He suggested that definitions be provided.

Mr. DeLucia: Asked about a question on the Community Survey regarding the use of Boughton Hill Park in the Town of Victor by Farmington residents. Ms. Hopkins Charland said that a number of respondents responded to this question. Mr. Brand provided a brief history of how the former Village of Fairport reservoir property had been acquired and developed jointly with the Town of East Bloomfield, Town of West Bloomfield and Town of Victor participating in the development and on-going maintenance of the parkland.

Mr. Brand: Concluded the discussion by asking the members to review and edit the word document (Chapter 3) and provide their recommended changes by March 15. These

changes would then be compiled and a revised Chapter 3 would be sent out for the Committee's review and acceptance at the April meeting.

5. COMMITTEE MEMBERS' OPEN DISCUSSION

Ms. Hopkins Charland: Suggested that the Plan update be sure to report and reflect the comments to be received in the Community Survey. She said that these comments should be taken into consideration when the Plan goals are written. Mr. Brand said that this will ensure that the residents' comments have been received and that the voice of the people of Farmington has been considered by the Committee. He suggested that an appendix to the 2020 Edition contain the results of the survey.

Mr. Maloy: Said that the full Comprehensive Plan is several hundred pages in length and is daunting for a reader. He suggested that a summary of the Plan be prepared for posting upon the Town website, in addition to the full report.

Ms. Hopkins Charland and Mr. Plante: Displayed several electronic versions of Comprehensive Plans from other communities for consideration. Mr. Plante provided the following website of the Town of Pittsford Plan:

<http://pittsfordplan.com/about-the-update/>

Hal Adams: Noted that the current Executive Summary chapter of the 2011 Edition is a compendium of data, some of which is now out of date and may no longer be useful for planning going forward.

Ms. Herendeen: Suggested that the Plan update be abridged for those who prefer to use social media but that the full report also be prepared and provided for those who wish to have the details.

Ms. Hilton: Said that perhaps bullet points could be used in an abridged version for the data and the Executive Summary to provide a version that would be easier to read, especially on social media platforms.

Mr. Brand: Requested that Committee members provide their comments on Chapter 3 to him by March 15, 2020.

6. PUBLIC COMMENTS

None.

7. NEXT MEETING:

The next meeting of the Farmington Comprehensive Plan Update Committee will be held on Tuesday, April 21, 2020, at 6:30 p.m. at the Farmington Town Hall.

8. ADJOURNMENT

The meeting was adjourned at 8:00 p.m.

Following the meeting, the clerk 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