

CHAPTER 1

EXECUTIVE SUMMARY

Introduction

It has been approximately seven years (December 2003) since the Farmington Town Board adopted the latest edition of the "*Town of Farmington Comprehensive Plan*" (hereinafter referred to as the Plan). Since the adoption of the 2003 edition of the Plan there have been many changes that have occurred in the community, including the implementation of a majority of the 2003 Plan's Implementation Actions. While the Plan still contains valuable information, some portions of it are outdated. It is because of these changes and accomplishments that the Town Board, in October 2010, determined the need to make comprehensive amendments to the 2003 edition of the Plan.

The Town Board, at the meeting on October 9, 2010, established a committee of Town Officials, staff and residents, known as the Town of Farmington Comprehensive Plan Update Committee (hereinafter referred to as Committee). The Committee was charged with the responsibility to oversee the preparation of the 2011 edition of the Plan.

The Committee met on several occasions over a number of months to review each of the Plan's chapters, as well as update the Plan's Maps. The Committee also considered the zoning of several parcels of land, both existing and proposed. This process was noted in local newspapers and the minutes of each of the Committee Meetings were posted on the Town's website. This document represents the results of the extensive work of the Committee that was done on behalf of the residents of the Town of Farmington.

Amending the Plan

The process of amending the Plan is commonly referred to as maintaining the Plan. New York State Town Law [Section 272-a. 10.] requires the Town Board to provide the maximum interval at which the Plan shall be publicly reviewed. The 2003 edition of the Plan was originally envisioned to guide the community through the year 2020, based upon the identified implementation actions. With the adoption of the 2011 edition of the Plan, the Town Board extends the Plan Period through the year 2030.

The extended Plan Period enables a long-term planning program to be established with a series of short-term action items designed to focus the Town's planning efforts. This 2011 edition of the Plan creates a change to the previously established five year maintenance period for reviewing (and thus maintaining) the 2011 edition of the Plan. The new administrative procedures provide for an annual reporting process upon the status of implementation action items (see Chapter 5, Plan Implementation Actions) to the Town Board and to the residents of the Town of Farmington. The Plan Period (2030)

will continue to remain valid until such time as the Town Board finds that changes are deemed necessary to make amendments to the Plan. Each annual report made upon the status of the Plan will be inserted in Appendix D, Plan Maintenance Record, located in the back of this document. As amendments become necessary, the formal amendment process will be facilitated in the same manner of this current amendment.

Definition of the Plan

New York State Town Law, Section 272-a, is the enabling statute for Comprehensive Planning in towns. This section of Town Law was last amended in 1995 by providing definition for a Comprehensive Plan, transferring the responsibility for adopting and maintaining the Plan from the Planning Board to the Town Board, and providing for periodic public review of said document. The State Town Law definition of a Comprehensive Plan is ... “the materials, written and/or graphic, including but not limited to maps, charts, studies, resolutions, reports and other descriptive material that identify the goals, objectives, principles, guidelines, policies, standards, devices and instruments for the immediate and long-range protection, enhancement, growth and development of the Town.”

Comprehensive Plan History

The Plan establishes a blueprint for the future development and preservation of the community that was first established in 1987, amended in 1993 and 2003. The 2011 Plan expands upon the community’s sound planning foundation. In doing so the Plan continues the actions that are likely to preserve the historic character of the community, sustain the quality of life of Town residents and promote actions to stimulate the community’s economic development program. In the past, this document was commonly referred to as the “master plan.” The 1993 edition referred to it as the “comprehensive master plan.” The 2003 edition, the first edition to be adopted by the Town Board, entitled it the “*Town of Farmington Comprehensive Plan.*”

The “Town of Farmington Comprehensive Plan” document was adopted by the Town Board on December 22, 2003 (Resolution # 317-2003). The 2003 edition of the Plan was the result of an extended public participation process that identified the important issues and concerns associated with the growth and development occurring within the Town of Farmington since 1993. This amendment also created a series of maps providing a snap shot in time of existing land use, environmental features, utilities, zoning and a preferred vision known as the “Future Land Use Plan Map.” (See Map #10 in the back of this document.)

The Committee researched the development trends and patterns that have occurred in the Town since January, 2004. The Committee also reviewed and identified new goals, objectives and policy statements, and reviewed and amended the Plan’s tables and maps. The Committee then prepared a long range and preferred vision for the community (see Map No. 10 – Future Land Use Map). Finally, the Committee developed a new set of priority action items to implement the Plan’s recommendations.

The Plan Amendment Adoption Process

The results of this planning program were presented by the Committee to the public for their understanding and input at a public hearing held in May, 2011. Following that input, the Plan was presented to the Town Board in June, 2011, for formal action to adopt. Next, the 2011 edition of the Plan was submitted by the Town Board to the Ontario County Planning Board for its advisory review under the provisions of Sections 239 – l and –m of the New York State General Municipal Law. The Town Board then conducted a public hearing upon the Plan in June, 2011. As part of the formal plan adoption process, the Town Board prepared the environmental record, made a determination of significance thereon and proceeded to take action to adopt. Finally, the amended Plan was then published and posted on the Town’s website, www.townoffarmingtonny.com. It is this extended public participation planning effort that constitutes the Town’s record for making the public aware of the proposed amendments to the adopted Plan.

The 2003 Plan Summary

The 2003 edition of the Plan contains a number of High Priority Action Items (actions to be implemented in years 1 to 5). These action items include the following: Adoption of the Comprehensive Plan and Publishing; Construction of Mertensia Park; Prepare a Sewer and Water Master Plan; Comprehensive Capital Improvements to the Town’s Sewage Treatment Plant; Amend the Major Thoroughfare Overlay District (MTOD) Official Map; Amendments to the Town Code and Town Zoning Map; Creation of Architectural and Landscaping Guidelines for the Route 96 and Route 332 MTOD Area; Prepare and Adopt a Town of Farmington Parks and Recreation Master Plan; and Evaluate the Creation of a Capital Improvement Program. All of these action items have been completed as of May, 2011.

The following High Priority Action Items have not yet been implemented: Adopt a Sidewalk Maintenance Local Law and an Official Sidewalk Map; Evaluate the Creation of a Town-wide Drainage District; Amend the Town’s Open Space Index; and Create a Transportation Master Plan. These action items will be continued in the 2011 edition of the Plan.

The 2003 Plan also established a number of Medium Priority Actions (actions to be implemented in years 6 to 10). The action items completed during the first seven years of the 2003 Plan include: Conduct a Survey of Town Residents; Evaluate the Need for Creating a Town Community Center, and Evaluate the Need for an Architectural Review Board. There was one other item identified as a Medium Priority in the 2003 Plan, the preparation of a Housing Plan. This action item will be continued in the 2011 edition of the Plan.

The 2003 Plan also recommended a number of ongoing actions to be completed during the Plan Period. These actions continue in the 2011 edition of the Plan, with some becoming High or Medium Priority Action Items. Both the Planning Committee and the Town Board are convinced that, without adhering to the detailed list of actions in the 2011 Plan, the next Plan Period is likely to result in only partial accomplishments.

Land Use Changes since December 2003

There have been several changes in land use since 2003. These land use changes include both the reuse of existing sites and/or buildings and new facilities. The following reuse of commercial and industrial sites and/or buildings include: the “St. Pauly” clothing warehouse site on Gateway Drive; the “Villager Construction Equipment” business on Collett Road (formerly a building owned by “Rochester Lumber Company”); “Eastman Savings & Loan” (ESL) occupying the former Videk Building owned by “Eastman Kodak;” “Crescent Moon” (a porta-potty service) occupying the former “Xerox” site on Loomis Road; “One Stop Auto Repair” (occupying a portion of the former “Priority Transport Services” on Collett Road) and “Leonard’s Express” (occupying a portion of the former “Priority Transport Services” on Collett Road); “El Jimador,” a Mexican restaurant occupying the former “Crystal Lakes” restaurant along the west side of State Route 332; “Jason’s New York Style Pizzeria,” located in the “Farmington Commons Plaza;” a new cellular tower and compound (“Clearwire”) was constructed on the “St. Pauly” site on Gateway Drive; “MONAG” clothing apparel warehouse located in the former “Prime Source Building” on Loomis Road; renovation to a portion of the mini-warehouse site on State Route 96 creating a new showroom for “At Home Builders;” renovations to the former “Sledgehammer’s Sport Bar” replacing it with “Shooters Sports Bar;” renovations to the former “Denny’s Restaurant” replacing it with “Billy G’s Restaurant;” renovations to the former “Antique Emporium” replacing it with “Care-A-Lot Day Care;” renovations to vacant space in the “Farmington Country Plaza,” on Route 332, creating a “Snap Fitness” exercise facility; renovations to and expansion of “Farmington Veterinary Clinic” located on Beaver Creek Road; tear-down and re-build of the “Park Place Restaurant” on State Route 96; renovations to the historic “Hathaway House” and the creation of “Lyric Music Academy” on the site at the corner of State Route 332 and County Road 41; renovations and expansion of “Ingleside Machine Shop” located on Hook Road; reconstruction of “Jim’s Pro Shop” on State Route 96; reconstruction of “Farmington Service” on County Road 8; and expansion to the “TOMRA” recycling operations site on Loomis Road.

The following new commercial & industrial sites have been developed since 2003: “Eastman Savings and Loan” Automated Teller Machine service at the ES&L Site on Collett Road; “American Equipment,” who acquired a portion of the formerly proposed “Petro Truck Stop” Site and constructed a new sales and service building; “Aldi’s,” a new grocery store located along the west side of State Route 332, south of Route 96; “Farmington Gardens,” a senior housing project located along Mercier Boulevard and west of State Route 332; “Comfort Inn & Suites,” a new hotel located on the north side of State Route 96, east of State Route 332;

1-4

“Dunkin Donuts,” a new building located along the east side of State Route 332, South of Route 96; “Carmen’s Ice Cream Shop” and miniature golf facility, located along the west side of Route 332, north of the Farmington Country Plaza; a new dog day-care facility, “Boom Towne,” located along the west side of Beaver Creek Road, opposite Finger Lakes Gaming and Racing Casino; two used automobile dealerships – one involving improvements to “Beal’s Garage” on Route 96 and the other an expansion of the auto sales display area on Route 332; a new carpet cleaning business “Clean Your Carpets” located in previously vacant residential structures on Beaver Creek Road.

Since 2003, the following residential developments have taken place: Sections 1, 2 and 3 of the Auburn Meadows Subdivision Tract, east of New Michigan Road and north of the Canandaigua/Farmington Town Line Road; Section 1 of The Estates @ Beaver Creek, located along the north side of the Canandaigua/Farmington Town Line Road; Sections 1 and 2 of Phillips Landing Subdivision, located along the south side of County Road 41; Section 9 Farmbrook Subdivision Tract; Section 1 and 2 of Saratoga Crossings Townhouse and Apartment Project, north of Plastermill Road and west of Gateway Drive; Sections 2, 3 and 4 of the “Farmington Ponds Townhouses,” located along Elizabeth Way; “Halle Court Townhouses,” located along Elizabeth Way; “Alloway Manor” apartment project located along Elizabeth Way; the “Finger Lakes Horse Adoption Center,” and the “Vineyard Restaurant,” both located at the Finger Lakes Gaming and Racetrack Site on Beaver Creek Road.

As evidenced from the above lists, there continues to be development and re-development of residential, commercial and industrial sites located within the Town of Farmington, even during the most recent economic recession occurring in the country. Unlike other municipalities that are experiencing a slow growth mode, the Town of Farmington continues to grow at a steady rate. Because of this phenomenon, the update to the 2003 edition of the Plan is deemed necessary at this time.

Circulation Issues since December 2003

The length of Town Highway center line travel lanes has increased two percent (2%) over the last seven years. The additional travel lanes involves land being subdivided within the Auburn Meadows Subdivision Tract, the Estates @ Beaver Creek Tract, the Phillips Landing Subdivision Tract, and the first phase of development of the Mercier Incentive Zoning site along Mercier Boulevard and Section 9 of the Farmbrook Subdivision Tract.

Other circulation issues include: the State Department of Transportation has agreed to a location for a future signalized intersection to be constructed along State Route 332, between State Route 96 and County Road 41; the Town has secured a grant from the Genesee Transportation Council (GTC) to conduct a Feasibility Study for extending the Auburn Trail from County Road 41 into the City of Canandaigua and connecting with the Ontario Pathways Trail, and approximately three miles of new sidewalks have been installed as part of residential, commercial and industrial site developments.

Utility Issues since December 2003

Capital improvements have been completed at the Town's Sewage Treatment Plant located on McMahon Road, in the Town of Victor. These improvements have doubled the daily operating capacity of this treatment plant which now operates at 4 million gallons per day. A public sewer line and pump station was installed and dedicated to the Town of Farmington for lands located within the Stonewood Subdivision Sanitary Sewer District, located north of Green Road, in the northwest portion of Town. Public sewer service has been extended along the east side of Hook Road, from the former terminus to the new Town Highway Campus Site.

The Town is now subject to and is complying with the Federal Clean Water Act requirements for the MS4 Stormwater Programs, resulting in additional on-site detention facilities being constructed as part of many projects. The first Town projects completed included the Race Track Detention Pond and the installation of detention facilities adjacent to the Stonehenge Townhouse Project along State Route 332.

In 2004, the Canandaigua and Farmington Town Boards acted to consolidate the three water districts (Canandaigua/Farmington Water District, North Farmington Water District and the Town of Farmington Water District) into one water district, the Canandaigua/Farmington Water District. In addition, since 2004, there have been water district extensions and water line extensions along Sheldon Road, Fox Road, the Auburn Meadows Subdivision Tract and The Estates @ Beaver Creek Subdivision Tract.

The Town has seen two additional cell towers constructed, along with additional co-location antenna being placed on existing tower sites.

Parkland Issues since December 2003

The Town has completed a Park & Recreation Master Plan that identified a list of priority action items totaling more than \$800,000.00. The Town has acquired approximately forty (40) acres of new parkland resulting from the Town Planning Board approvals of two major subdivision proposals (Auburn Meadows and The Estates @ Beaver Creek). In addition, a new lodge has been constructed at the Mertensia Park Site.

Agricultural Issues since December 2003

The Town has made application to the New York State Department of Agriculture and Markets for grant funding assistance to conduct a Farmland Protection Plan for the Town. Additional horse stables have been constructed at a number of locations throughout the Town to meet the larger racing cards being offered at Finger Lakes Race Track. Local farmers are selling larger quantities of home grown produce as evidenced by the increased number of farm stands in

the community. Local farmers are also experiencing demands for additional hay, straw and grain for the race track operations.

1-6

Open Space Issues since December 2003

The Town continues to experience pressures for development of its natural drumlins and the conversion of farmland, especially large parcels of land (five acres and larger). The destruction of our natural resources, including the conversion of farmland for rural residential purposes is becoming a concern to the community.

Rezoning of Lands since December 2003

There have been two IZ Incentive Zoning Districts created and mapped on the Town's Official Zoning Map. These two sites are known as the Auburn Meadows IZ Incentive Zoning Site and the Mercier IZ Incentive Zoning Site. Both sites were deemed to meet the criteria set forth in Town Zoning Law and both provide benefits to the community that extend beyond the needs of their individual sites.

Other rezoning since 2003 included the creation of additional GB General Business zoned lands near the Exit 44 Interchange of the New York State Thruway. Another rezoning included a large PD Planned Development site located along the east side of State Route 332, north of the New York State Police Troop E Headquarters. Finally, there was a large parcel of land rezoned from GI General Industrial to RMF Residential Multi-Family, along both Plastermill Road and Gateway Drive to permit the Saratoga Crossing Townhouse and Apartment Project.

Currently, there are a number of additional sites that have been proposed for rezoning. One area includes two parcels of RR-80 Residential land located along the north side of County Road 41 adjacent to the Finger Lakes Race Track that are proposed to be rezoned to GB General Business land. A second area involves land located at the south east corner of the intersection of Hook Road and Collett Road. This site is requesting to be rezoned from LI Limited Industrial to R-1-15 Residential. Finally, land located at the north east corner of New Michigan Road and the Canandaigua/Farmington Town Line Road has been requested to be rezoned from RR-80 to IZ Incentive Zoning. The Committee has recommended the rezoning of the first two areas, however, the rezoning of the third area to IZ Incentive Zoning will need to have a concept plan prepared for Planning Board and Town Board review and acceptance.

Legacy of the 2003 Plan

The past decade (2000 – 2010) resulted in a renewed rate of residential growth occurring within the Towns of Farmington, Canandaigua and Victor. Together, these three municipalities contributed approximately thirty-five percent (35%) to the County's total population growth since 2000. The Town by itself, since 2007, has experienced over 450 new dwelling units, a

combination of single-family, multiple-family and townhouse units being constructed. In addition, there have been two new commercial sites developed. The Town of Farmington has

1-7

been identified by the local building associations as being the fastest growing residential community within the adjacent six counties. This additional growth was anticipated by the Town as is evidenced by their recently completed seventeen million dollar capital improvement investment project to improve the Town's Sanitary Sewer Treatment Plant.

Farmington's basic physical conditions have not changed since the 1993 edition of the Plan. The Town is located in the northern portion of Ontario County and is bordered by the Town of Perinton (Monroe County) on the northwest, the Town of Macedon (Wayne County) on the north, the Town of Manchester (Ontario County) on the east, the Town of Canandaigua (Ontario County) on the south and the Town of Victor (Ontario County) on the west.

Most of the Town of Farmington remains farmland, especially the area north of the New York State Thruway (I-90) and the area located in the southeastern portion of the Town. For a more detailed description of the active agricultural lands please see the Existing Land Use Map, Map No. 6, located in Chapter 2 of this Plan and in the rear portion of the Plan.

Farmington continues to have a dual character in terms of its overall development pattern. West of County Road 8 and south of the New York State Thruway, the Town continues to experience its greatest pattern of mixed land use including residential, commercial and industrial developments. East of County Road 8, the Town has continued to remain predominantly agricultural with low density rural residential development sites occurring primarily in the form of frontage development along existing State, County and Town highways. A recent pattern of large lot rural residential development (lots of five acres and larger) is emerging within the established agricultural areas and it has become of concern to our farming community.

There are several major factors that continue to contribute to the Town's diversified land use pattern. They include the existence of major highway facilities serving the town, (e.g. State Routes 96 & 332 and County Highways 8 & 41). These highways provide direct access to the New York State Thruway (I-90). Other major contributing factors include the improved public water and sewer systems, and the emergence of a community business center at the intersection of State Routes 96 & 332 (the Hamlet of Farmington).

Still another major factor that already has and will continue to stimulate economic development in this community is the capital improvements occurring at the Finger Lakes Casino and Race Track. This thoroughbred horse racing facility has made several capital improvements since 2003 that have brought electronic wagering and gambling machines to their facility. The electronic video gaming machine investments have changed the character of this once struggling thoroughbred race track into an active casino and horse racing destination. Each year finds an increasing number of visitors to this facility, with over 1.7 million visitors being counted in 2009. In addition to a growing demand for other types of gaming (i.e. table games) the surge in gaming attendance

has resulted in larger waging being realized on the horse racing component of their operations. A spin-off from this increased casino gaming and horse racing activity has resulted in additional commercial service-oriented land uses opening in Farmington.

1-8

The types of land use desiring to locate in or near the gaming facility and racetrack include hotels, motels, restaurants and sports bars.

Since 2003, there has been a change to the demographic characteristics of the Town that will also significantly affect future development patterns in the Town. As the average household size continues to decrease, there will be increased demands for smaller residential lots and more townhouse and apartment dwellings. Consequently, the number of households is expected to grow at a faster rate than will the total population. Therefore, the need for more housing units will have a demand upon the Town's land resources and the costs of operation. In addition, with the increase in housing units, more jobs will be created.

Another change since 2003 has been to the demographic characteristics of the Town. We continue to grow older. With this aging of our community, there will be additional demands for more senior types of housing, more in-law apartments and more "healthy community" elements (e.g. sidewalks and hiking trails) to be included as part of our residential neighborhoods. As the number of wage earners increases, our total family incomes will continue to rise. These changes to our demographics will place additional demands upon the Town to provide a diversified recreational program.

Because the average household will be comprised of more mature and affluent people, there will be more wage earners and the average household income is expected to increase. With this change, the particular types of residential and commercial developments that are desired may be somewhat different from the types that were previously desired by the Town (i.e. smaller starter homes and fast food types of restaurants). In addition, the demand for new residential development is likely to be for smaller lots to maintain (i.e. lots of 10,000 square feet or larger) but with more expensive homes being placed upon these lots. In addition, there will be increased demand for senior housing facilities in these areas of the Town where services are readily accessible (i.e. the "Community Center").

The 2011 Plan Summary

The 2011 edition of the Plan reinforces the goals, objectives and action items in the 2003 edition of the Plan. There are, however, additional major changes recommended in this Plan amendment. The Plan is recommending the following new actions to be undertaken:

1-9

- Create a “Community Center” as defined under the provisions of the recently enacted State of New York Infrastructure Policy Act of 2010. This edition of the Plan further defines the Subarea south and west of the intersection of State Routes 96 & 332 as being the Town of Farmington’s “Community Center.” It is within this Subarea that the Town will be creating a mixed use community with a planned neighborhood offering equal emphasis upon public transportation, the automobile and pedestrian accessibility. The 2011 Plan calls for the preparation of a detailed master plan showing new streets, mixed land uses, new intersections, new trails and a sidewalk network making the Subarea a destination as opposed to just another pass through area.
- Complete a Farmland Protection Plan to identify strategies for protecting established agricultural areas, farming practices within these areas and land use regulations to promote and preserve this sector of our community.
- Create an Open Space Index and maintain said document during the Plan Period.
- Create land use regulations to protect our unique natural resource areas while accommodating development.
- Promote the development of the Finger Lakes Casino and Race Track site as a tourist destination with such elements as a large scale conference/convention center, a facility for the promotion of live Broadway Theatre Productions and for a wide variety of specialized commercial land uses in support of such a tourist facility.
- Construct the Auburn Trail connection with the City of Canandaigua and the Ontario Pathways.
- Complete the planned development within the Auburn Meadows Subdivision Tract and The Estates @ Beaver Creek.
- Envision the development of a mixed use residential neighborhood and a neighborhood commercial site to complete the area bordered on the west by New Michigan Road, on the north and east by the Auburn Trail and on the south by the Canandaigua/Farmington Town Line Road.
- Plan and develop a new forty acre parkland site with linear connections to the Auburn Trail right-of-way to be located within both the Auburn Meadows Subdivision Tract and The Estates @ Beaver Creek Tract.
- Enact new land use regulations to support and sustain a growing senior citizen component of our community.

- Construct a new Town Highway Campus Site.

1-10

- Construct larger Town Court Facilities.

Sustaining the Quality of Life

Most development occurring in Farmington is of lasting benefit to the Town. However, being able to sustain this benefit and prevent new problems from being created is not guaranteed; it requires due diligence. In order to control development activities and to mitigate their potential problems, Farmington needs to continually evaluate and amend zoning laws, development regulations and other programs for the protection of natural resources. Consideration should be given to new subdivision regulations, new construction design guidelines (i.e. Green Energy Concepts and Principles), maintenance changes to the State's Building Code and various other laws and regulations. Our planning efforts need to be more considerate of energy costs associated with the community's social and economic interactions.

The Town Board has appointed a Planning Board, a Conservation Board, an Agricultural Advisory Committee, a Zoning Board of Appeals, an Historic Preservation Board, a Recreation Advisory Committee, Code Enforcement Officers and a Director of Planning and Development. The majority of the members of these boards and committees continue to attend numerous training programs held each year. In addition, some of the land use regulations and zoning map amendments called for in the 2003 edition of the Plan have been accomplished. Others are being considered and are being re-introduced in this Plan amendment document.

Improved inter-municipal coordination among Town officials, especially within the Route 332 Corridor are recommended to minimize future problems. In addition, administrative changes have been made and will continue to be implemented in the Town Code with the intent to minimize future challenges to our on-going daily development decisions.

Finally, in addition to the Town's development agencies and regulations, there are hosts of State and County agencies empowered to regulate various development activities. The breadth of the concerns covered by the various agencies helps to ensure that significant problems are not overlooked. However, the complexity of the jurisdictional arrangements for such elements as schools, fire protection, telephone, and cable service makes efficient administration of the development review process a daunting and sometimes often a frustrating task.

Advantages to Planning

According to Professor John Nolan's (Albany Law School) Local Land Use Law and Practice Document, entitled *Well Grounded, Shaping the Destiny of the Empire State*, a "good Comprehensive Plan guides not only the physical and economic development of the municipality, but also accommodates social, environmental and regional concerns." The 2003 edition of the Plan guides all five of the above mentioned elements. It is the intent of the 2011 edition of the Plan to continue to guide all five of the above mentioned elements.

The Town Board has a thorough understanding of and an appreciation for the important advantages to be achieved by preparing, adopting and maintaining the Plan. First, the State statutes require that "all land use regulations must be in accordance with a Comprehensive Plan." Second, once adopted, all other governmental agencies planning capital improvement projects within the Town of Farmington must first consider the Town's adopted Plan recommendations. Third, the Comprehensive Planning process presents an opportunity for the Town to periodically inventory the needs and assets of the Town, to reaffirm its vision for the future and to build consensus and support for actions to implement the Plan. Finally, adopting the Plan enables strategic land use regulations to be enacted to implement the community's vision, to protect natural resources and to encourage economic development where desired. The adopted Plan provides the basis for consistent and accountable decision making by both the public and private sectors of the community, County, region and State.

The Plan Process

The process of amending the Plan is seen as one involving citizens and community leaders coming together to reaffirm a collaborative strategy for achieving a municipality's objectives. Frequent attention to the Plan, as provided for under State enabling statutes, will have a positive impact upon the day-to-day decision-making by local boards and the practical progress of the Town towards its long-range goals.

The Farmington Town Board has adopted the 2011 edition of the Plan as the official planning document for the community. The Plan is intended to guide the Town Board, Planning Board and Zoning Board of Appeals, Code Enforcement Officer, Administrative Officials, various other Advisory Boards, Committees and Commissions in their decision making process. It is also intended to define clearly for the general public an accountable and consistent basis for both public and private investments.

With the adoption of the Plan, the Town Board provides for an annual review and a report thereon. The annual review is administered by the Town Board Government Operations Committee and by the Town Planning Board. The annual report is to be presented to the Town Board each January. As conditions may warrant, further periodic amendments to the plan will be accomplished by the Town Board through a formal amendment process. The Plan amendment process is set forth in Section 239-m of the New York State General Municipal Law and Section 272-a of New York State Town Law.

1-12

The 2011 Edition - Comprehensive Plan Amendment

The 2011 Edition of the Comprehensive Plan is an amendment to the 2003 Edition of the Plan and is graphically summarized on Map No. 10, "Future Land Use Map," located at the end of this Chapter. The land use pattern is based upon an evaluation of the existing benefits and problems, potential opportunities and significant constraints to development. It is to be implemented through a growth management program which would influence the rate, amount, type, location and cost of growth in the Town. Various management measures are proposed in Chapter 3 to protect the environment as well as to provide opportunities for planned growth in the Town.

The general thrust of the 2011 Plan Amendment is similar to that of the 1993 and 2003 editions of the Plan in many ways. It would reinforce the existing pattern of development by continuing to encourage most new development in the area south of the New York State Thruway and west of County Road 8. This is the most appropriate area for development because the principal roads that connect Farmington to other communities exist within this area. In addition, this area contains public parkland, sewer service and other utilities that are needed for planned developments. Finally, there is a significant amount of land, with suitable site conditions for development, which is still available within this portion of the Town.

The 2011 Plan Amendment envisions that a number of the parcels of land located within this south west area of the community are most appropriate for a variety of commercial developments, multi-family (to include senior citizen sites) and industrial sites. With the implementation of the recommended changes in zoning, the 2011 Plan Amendment will provide for a wider choice for potential highway oriented commercial land uses and the establishment of the "Community Center" (the southwest portion of the intersection of State Routes 96 & 332). In addition, the Plan envisions a second neighborhood center being established along the west side of State Route 332, opposite the Farmbrook Subdivision Tract and the abandoned railroad bed.

The 2011 Plan Amendment also calls for updates to the Utilities Master Plan (water, sewer, cable, etc.), the Town Open Space Index and to the Town Drainage Master Plan. The Plan Amendment recommends a re-evaluation of a Town-wide drainage district to enable economical solutions to be realized for drainage problems. In addition, the Plan Amendment calls for the amendment to the Town's Parks & Recreation Master Plan. Such an amendment would update this master plan and would provide the on-going basis for municipal decisions to be made to accept land offers for public parkland in lieu of park and recreation fees.

In other respects, the proposed 2011 Plan Amendment differs markedly from the 2003 Plan Amendment. There is to be a significant reduction in the highway oriented commercial and industrial types of land use recommended along State Route 96 in the eastern portion of the Town. Additional mixed types of single family development is envisioned to occur between

1-13

New Michigan Road and the former Auburn Branch railroad right-of-way. Additional Town highways and major intersections with State Route 332 are envisioned as additional commercial and residential developments occur that are consistent with the Town's Major Thoroughfare Overlay District (MTOD) Regulations and the State Routes 96 & 332 Corridor Management Plan Official Map.

To remain competitive with the on-going economic development programs in adjacent municipalities, the Town will need to continue to provide incentive zoning measures. In addition, the Town will need to consider establishing a planned capital highway improvements plan to stimulate development within the State Routes 96 & 332 Corridor Management Plan Area. More public parkland is also identified on the Future Land Use Plan Map within the southwest portion of the Town to meet the long-term needs of a larger population. Included in this aspect of open space planning is the completion of the linear trail along the abandoned Auburn Branch right-of-way to connect with the City of Canandaigua, the Ontario Pathways Trail and the Finger Lakes Trail network.

The 2011 Plan Amendment also recommends a continuation of the Town's ongoing sidewalk program, especially within the southwest portion of the Town. The 2011 Plan Amendment identifies the need for a sidewalk master plan to be created to connect the various sections of sidewalks between neighborhoods and to provide a pedestrian link to the Auburn Trail being planned and constructed.

The 2011 Plan Amendment recommends several zoning map changes including the elimination of the existing PD Planned Development Sites along Route 332, south of County Road 41. The 2011 Plan also recommends the reduction in the amount of land zoned for Restricted Business and that consideration be given to creating additional types of permitted land use along Route 332. Finally, the Plan recommends an evaluation of the permitted and special permitted uses within commercial and industrial districts.

Agricultural land protection remains an important element of the 2011 Plan. A specific implementation action called for in the Plan is the creation of a Farmland Protection Plan and an evaluation of a purchase of development rights program (an agricultural conservation easement program that will be based upon uniform Land Evaluation Site Assessment [LESA] criteria for prioritizing land purchases).

The 2011 Plan also calls for the Agricultural Advisory Committee to maintain the Active Farmlands Map and to continue their research into farmland protection measures. In addition,

the 2011 Plan calls for the creation of Environmental Protection Overlay Districts (EPODs) which would require additional documentation and evaluation of the impact associated with development of our natural resource areas.

1-14

A “snap shot” of the 2011 Plan Amendment’s preferred vision (Future Land Use Plan Map, Map No. 10) appears both on the next page and in larger format in the back of this Plan. The chapters that follow in this Plan provide more detailed descriptions of the existing conditions, the community’s goals, objectives and recommended actions, a narrative of future land use patterns envisioned within each of the fifteen (15) different Subareas and comprehensive listing of the Plan Amendment implementation actions.

1-15

FUTURE LAND USE PLAN MAP

MAP NO. 10

