

CHAPTER 3 GOALS, OBJECTIVES AND RECOMMENDED ACTIONS

Introduction

The formulation of clear, concise and well-considered goals, objectives, and recommended actions are a critical part of the comprehensive planning process. Taken together, these statements constitute the heart of the Comprehensive Plan. They provide the framework for the Plan Synthesis and strategies for Implementation (Chapters 4 and 5, respectively). The Town's Goals, Objectives, and Action statements establish the basis for land use regulation, infrastructure improvements, and public and private investment.

This chapter was written by the Comprehensive Plan Update Committee and staff based upon their review of both the 1995 and 2003 editions of the Town of Farmington Comprehensive Master Plan, two previous Town Resident Surveys, numerous public meetings, and much discussion and evaluation of alternative statements. It is organized in six broad functional categories (two with sub-categories). These categories are not prioritized, but simply listed in the order that the Comprehensive Plan Update Committee developed them. Following each functional category is the specific Goal Statement envisioned by the Plan. The Plan's Goals are as follows:

1. Housing and Residential Land Use
GOAL: To promote the availability of diverse, high quality, and attractive places for people to live.

2. Managing the Built Environment
GOAL: To shape and improve the quality of the built environment by focusing growth so as to provide for the needs of Townspeople, maintain the character of the Town, and ensure a healthy environment for future generations.

3. Conservation, Open Space, and Environmental Protection
GOAL: To preserve the natural environment and protect it from degradation.

4. The Economy and Associated Land Uses
 - A. Economic Development
GOAL: To promote a stable and diverse local economy.

 - B. Commerce
GOAL: To provide for a limited number of small-scale, neighborhood-oriented commercial areas which are safe and attractive.

C. Agriculture

GOAL: To enhance agricultural viability and preserve agricultural land resources.

D. Industrial

GOAL: To plan certain areas for non-intrusive industrial development in order to provide a variety of employment opportunities and increase the tax base.

5. Transportation

GOAL: To provide a transportation system that is safe, efficient, convenient and environmentally responsible.

6. Public Utilities, Facilities, and Services

GOAL: To provide public utilities, facilities and services that efficiently meet present needs and anticipate future needs of residents, in accordance with the goals and objectives of this Plan.

A. Water and Waste Water Collection and Treatment

GOAL: To provide high-quality public water and sewage utilities at reasonable cost and to protect public health and safety in regard to private water and septic systems.

B. Public Safety

GOAL: The protection of people and their property.

C. Parks and Recreation

GOAL: To provide accessible and attractive parks and diverse recreational opportunities.

D. Solid Waste Management

GOAL: To ensure efficient and responsible management of solid waste.

E. Human Services

GOAL: To foster and improve the availability of human services by outside agencies.

F. Education

GOAL: To integrate the planning for public school facilities with Town land use planning.

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G. Stormwater Quality and Quantity Control

GOAL: To manage/control quantities and enhance the quality of stormwater runoff from all sites.

For each category, goals are set in italics. Definitions for goals and objectives are generally those provided in “The Practice of Local Government Planning” by the International City Management Association. Goals are defined as “value based statements that are not necessarily measurable,” while objectives are “more specific, measurable statements of desired ends.” The objectives are worded to complete the phrase, “The objective is to have.” In this chapter, the objectives are first listed following the goal and then separately preceding the recommended actions. The actions are policies, programs, projects, or other actions the Town can take to achieve the goals and objectives. The appearance of a statement in one category does not mean it does not apply in another category. For example, statements in the managing the built environment section apply to all kinds of development, even though there are sections devoted specifically to housing and commerce.

1. Housing and Residential Land Use

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

The objectives are to have:

- a. A variety of housing styles and patterns of development to meet the diverse needs of the community.
- b. Neighborhoods that are quiet, clean, and safe and that have low traffic, low vehicle speeds, and attractive landscaping.
- c. Provision for limited home occupations while guarding against the creation of nuisances to adjacent residential sites.
- d. Provision for “in-law apartments” to allow opportunities for senior citizens or other generations to remain with family members.

Recommended Actions for Each Objective:

- a. **To provide a variety of housing styles and patterns of development to meet the diverse needs of the community.**

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To accomplish this objective the Town should

- 1) Prepare a Housing Plan (this Plan will include the number and general location of dwelling units in the Town, with attention to future housing needs, including affordable housing units and senior housing units that are consistent with the definitive needs of the town).
 - 2) Ensure that adequate amounts of suitable land are zoned to meet housing needs identified by the Housing Plan.
- 3) Enable the Planning Board to require clustering, as necessary with appropriate guidelines, for efficient use of land and other resources.
 - 4) Encourage the construction of a range of housing types, styles, and prices to satisfy the diverse needs and desires of the community, including housing accessible to the handicapped and senior residents.
 - 5) Evaluate the minimum lot sizes for the existing residential zoning districts to determine if additional districts may be warranted.
 - 6) Establish senior housing needs as an important community benefit or amenity in the Town's Incentive Zoning Regulations.
- b. **To have neighborhoods that are quiet, clean, and safe and that have low traffic, low vehicle speed and attractive landscaping.**

To accomplish this objective the Town should

- 1) Establish performance standards to provide for desirable residential attributes.
- 2) Seek residential designs in which built elements relate to one another, to internal streets, and to topography to create interesting and harmonious spaces and a sense of neighborhood.
- 3) Allow for some flexibility in residential density to complement established neighborhoods, without necessarily duplicating lot sizes and layouts.

4) Ensure that inappropriate nonresidential uses are not located close to or within established neighborhoods.

5) Stress, in future developments, the importance of amenities such as sidewalks, parks, landscaping, streets, and community centers in establishing and maintaining neighborhood character.

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6) Encourage private initiatives to maintain or improve neighborhoods; for example, neighborhood cleanups, planting of trees, supervision and maintenance of play areas, or adopt-a-park programs.

7) Establish zoning standards (e.g., occupancy and usage limits) to minimize the negative effects of dwelling units occupied by students.

8) Discourage strip type residential frontage development along major arterial and collector roads to ensure safer residential areas. Adherence to the Major Thoroughfare Overlay District (MTOD) Regulations should be achieved. The Town will also consider extending the access management guidelines along other major highway facilities.

9) Require, where appropriate, the construction of sidewalks, or as an alternative the dedication of easements for sidewalk purposes, along major arterial and collector roads to ensure safer residential areas. Within the southwest quadrant of the Town, sidewalks will be required to be constructed as part of all site developments occurring along Routes 96 and 332 or within the Routes 332 and 96 Corridor Overlay Area.

10) Prepare reasonable and flexible guidelines for the design, planting, and maintenance of street trees as part of major new residential developments (e.g. 10 lots or more).

11) Discourage the conversion of local residential streets into through roads.

12) Consider the merits of adopting design principles for “Conservation Density” residential development in appropriate zoning districts.

c. Offer provision for customary and reasonable home occupations while guarding against the creation of nuisances.

To accomplish this objective the Town should

- 1) Monitor the criteria used to regulate home occupations in residential zones and establish standards of operation (i.e. off-street parking, signage, buffering, hours of operation, noise, traffic, etc.).
- 2) Evaluate the regulation of Major and Minor Home Occupations based upon impacts, not activities.

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- 3) Maintain that Minor Home Occupations are to be administered by Town Development Staff and that Major Home Occupations to be administered by Special Use Permit procedures that are subject to Planning Board approval.

d. Provide for “in-law apartments” to allow several generations of a family to live independently in the same home.

To accomplish this objective the Town should

- 1) Review and revise the criteria used to define a Duplex Dwelling Unit and an “In-Law Apartment.”
- 2) Create standards for granting a Special Use Permit allowing independent living areas for senior citizens and/or family members, to be connected to a principal dwelling structure but to have their own independent features (i.e. kitchen, laundry, garage, etc.).
- 3) Determine in which zoning districts this type of Special Use Permit will be allowed.

2.Managing the Built Environment

GOAL: To shape and improve the quality of the built environment by focusing growth so as to provide for the needs of Townspeople, maintain the character of the Town, and ensure a healthy environment for future generations.

The objectives are to have:

- a. Land use, development, and environmental regulations which are in accordance with the Comprehensive Plan.

- b. Criteria and guidelines for the various land use decisions made by Town boards and officials.
- c. Performance standards for new development, including the creation of architectural and landscaping design guidelines, for development within the mapped MTOD Major Thoroughfare Overlay District.

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- 3 d. Focus development to avoid sprawl by giving emphasis to the Hamlet of Farmington as the defined Community Center, thereby making State grant funding available for projects in this area under the State Smart Growth Public Infrastructure Act.
- e. Retention or creation of parks, trails and/or public open space in conjunction with development. Link existing trail facilities to other county, regional and state-wide trail systems.
- f. Mitigate adverse environmental impacts resulting from development by including compliance with the Federal Phase II and NYSDEC MS 4 Program requirements for stormwater management.
- g. Efficient use of public infrastructure and facilities through strict adherence to the criteria established in the State's Smart Growth Public Infrastructure Act.
- h. Creative, efficient, and attractive plans and designs for all development, which are also compatible with or enhance their surroundings.
- i. Well designed physical and visual transitions between different land uses to minimize conflicts.
- j. Maintenance and improvement of the built environment, including protection of historic structures and sites and adaptive reuse of structures where appropriate.
- k. Developers pay for a fair share of the off-site infrastructure costs resulting from new development, based on a cost/benefit analysis, which would otherwise be borne entirely by the Town.
- l. Signs that are attractive, informative and contribute to highway and traffic safety as opposed to contributing to the distraction of motorists and thereby creating other highway safety hazards.

m. Lighting that is “Dark Sky” compliant, safe, energy efficient, attractive, and not visually annoying. Monitor and regulate the use of LED types of lighting for commercial speech signage.

n. The Hamlet of Farmington remains the Community’s Center.

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Recommended Actions for Each Objective:

a. Create land use, development, and environmental regulations which are in accordance with the Comprehensive Plan.

To accomplish this objective the Town should

- 1) Review and revise the Zoning Code and other land use and development regulations as determined necessary by the Town Board.
- 2) Evaluate tax incentive programs, such as Conservation Easements and Transfer or Purchase of Development Rights to provide tax incentives to discourage farmland from being converted to non-agricultural use.

b. Provide criteria and guidelines for the various land use decisions made by Town boards and officials.

To accomplish this objective the Town should

- 1) Streamline regulations and the development review process. Modify regulations for brevity, clarity, and ease of use, using graphics where appropriate.
- 2) Review and improve the criteria and/or guidelines for special permit uses, rezoning, temporary use permits, site plans, and subdivisions.
- 3) Continue to require approval of site plans for certain specially permitted uses and evaluate extending the requirement to other specially permitted uses.
- 4) Consider developing criteria to allow and set the bounds for certain Town staff members to make decisions on minor matters which at present are dealt with by Town boards. For example, an amendment

that would authorize the Code Enforcement Officer to allow minor changes to approved site plans based on specified criteria.

- c. **Create performance standards for new development, including the creation of design guidelines for development along State Routes 96 and 332.**

3-8

To accomplish this objective the Town should

- 1) Consider amending, as necessary, the Town's design criteria and construction specifications for the Subdivision Regulations and Zoning Law.
- 2) Foster the use of designs that seek to balance the competing interests or needs of engineering, community planning, safety, aesthetics, economics and the environment.
- 3) Develop innovative Town engineering standards to provide for effective engineering solutions that also enhance aesthetics, sustain natural resources and protect the environment.
- 4) Develop an architectural theme for commercial and industrial site developments along State Routes 96 and 332.
- 5) Require "dark sky" style site lighting in accordance with the Town's lighting regulations.
- 6) Require landscaping be provided as part of all site plans.
- 7) Screen all roof top devices on commercial sites from view from adjacent properties and along public streets.

- d. **Focus development to avoid sprawl.**

To accomplish this objective the Town should

- 1) Update and maintain on a regular basis the Future Land Use Plan Map (Map No. 10 in the Plan) and the future land use narrative in Chapter 4 of the Plan.

- 2) Evaluate the establishment of innovative land use programs such as Conservation Easements, transfer of development rights (TDR) or purchase of development rights (PDR).
- 3) Plan the Town's Future Land Use development pattern with residential densities that justify conveniently located shops and/or facilitate access to existing shops.
- 4) Evaluate how and identify where the limited mixing of land uses might *best* occur.

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- 5) Continue to focus infrastructure investments (i.e. roads, water and sewer) within the developing southwest portion of the Town.

e. Retain or create parks, trails and/or other types of public open space in conjunction with development.

To accomplish this objective the Town should

- 1) Require, where appropriate, at least 10% of a proposed subdivision site to be reserved for parks, playgrounds, or other open space.

[The acquisition and development of Town Parks should be addressed with a Parks and Recreation Plan as stated in Section 6-C-a-1 of this Chapter. Similarly, Section 3-a-3 of this Chapter recommends the preparation of an Open Space Plan. These two plans will affect the retention of open space in conjunction with development.]

- 2) Develop criteria and guidelines for use by the Planning Board in determining:
 - a) Whether to require land dedication, money in lieu of land, or a mixture;
 - b) Which land would be best suited to fit public park or open space purposes;
 - c) How much money on a per dwelling unit basis would be paid to the Town in lieu of land dedication, and

- d) When to waive the requirement for land dedication or an in lieu of payment.

f. Minimize the adverse environmental impacts resulting from development.

To accomplish this objective the Town should

- 1) Use the SEQR process to ensure that proposed actions are consistent with the goals and objectives of the Comprehensive Plan, identify appropriate mitigation measures and, when necessary, use the coordinated review procedures provided for under the SEQR Regulations to enhance the quality of the process and sustain the environment.

3-10

- 2) Require site designs that minimize impacts upon the natural environment as well as traffic on-site and off-site, erosion, sedimentation, and storm water runoff.
- 3) Give higher priority to identifying and weighing alternatives to proposed development than to examining measures to mitigate any adverse negative impacts.
- 4) Continue the Town policy of minimizing adverse impacts upon the environment from public works projects.

g. Efficiently use public infrastructure and facilities. *(Also see Section 6 of this Chapter: Public Utilities, Facilities, and Services.)*

To accomplish this objective the Town should

- 1) Focus major developments in areas identified on the Future Land Use Plan Map, in the defined “Community Center” and/or where adequate public infrastructure and facilities already exist.
- 2) Require the phasing of large-scale developments as infrastructure and facilities permit.
- 3) Work to improve the Town's rating under the Federal Emergency Management Agency's flood insurance Community Rating System if it is determined that this would be cost effective.

h. Create efficient and attractive plans and designs for all development, which are also compatible with or enhance their surroundings.

To accomplish this objective the Town should

- 1) Insist upon the Planning Board enforcing the adopted Site Design, Architectural Design and Landscaping Design Standards for development within the mapped MTOD (Major Thoroughfare Overlay District).
- 2) Require adequate screening and buffering between different land uses.
- 3) Maintain the architectural design theme for sites located along the Routes 96 and 332 Corridors.

3-11

i. Provide well designed physical and visual transitions between different land uses to minimize conflicts.

To accomplish this objective the Town should

- 1) Require buffers (landscaping, taking into account the distances between buildings, site topography and the type of vegetation) to minimize conflicts between land uses and to allow sufficient site design flexibility.
- 2) Explore providing zoning incentives that would enhance the physical and visual transitions between different land uses. For example, building height restrictions could be relaxed (within proscribed limits) in return for increased setbacks or other improved buffering. (See 3-a-2 for a brief explanation of incentive zoning).
- 3) Require effective screening of all off-street parking lots and all commercial/industrial roof-top fixtures from adjacent public ways and residential sites.

j. Sustain and improve the built environment, including protection of historic structures and sites and the adaptive reuse of structures where appropriate.

To accomplish this objective the Town should

- 1) Require strict administration and enforcement of the State's Property Maintenance Law. (Generally, this law prohibits unsafe structures and the deposit or storage of junk cars or other wastes on real property in

such a manner as to create a danger to public health, safety, and welfare.)

- 2) Explore mechanisms (e.g. Historic Site Overlay Protection Regulations) for the protection of historic structures and sites from intrusion by incompatible uses, inappropriate architectural solutions and improper site development.
- 3) Consider establishing a Town Register of Historic Structures and Sites.

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- 4) Encourage maintenance of the existing housing stock and encourage homeowners and landlords to participate in home improvement programs. Explore setting up a program to assist Town residents with maintaining and improving their property (possibly in conjunction with the County). Pursue Federal, State, or other outside assistance for home improvement.
- k. Have developers pay for a fair share of the off-site infrastructure costs resulting from new development, based upon a cost/benefit analysis, which would otherwise be borne wholly by the Town.**

To accomplish this objective the Town should

- 1) Consider the costs of development and the benefits to the community that are felt likely to result as part of all project reviews.
- 2) Consider the enactment of incentive zoning to enable the Town to receive off-site infrastructure costs in exchange for site amenities provided for under Town Law.

- l. Require signs that are attractive, informative and contribute to highway and traffic safety as opposed to contributing to the distraction of motorists and creating other conditions that adversely affect highway safety.**

To accomplish this objective the Town should

- 1) Continue to evaluate the needs for commercial speech and non-commercial speech sign regulations and revise the Sign Law in accordance with the most recent court decisions.
- 2) Consider granting variances when such action would result in signs that are otherwise blocked from the view of passing motorists.
- 3) Require signs that convey the name of the business or service being offered and the street address.
- 4) Restrict directory type signs so that they are only visible from on-site and not legible from along public highways.

3-13

m. Require lighting that is safe, energy efficient, attractive, and not visually annoying.

To accomplish this objective the Town should

- 1) Evaluate existing Town lighting policies and programs. (Maintain lighting at road intersections as a Town-wide benefit.)
- 2) Establish performance standards for site lighting in the Zoning Chapter of the Town Code (i.e. Dark Skies Guidelines).
- 3) Illuminate sidewalks as necessary to improve pedestrian safety.
- 4) Authorize the Planning Board to require streetlights as part of the infrastructure normally constructed by developers where the scale and density of projects dictate.

n. The Hamlet of Farmington is to remain the Community's Center.

To accomplish the objective the Town should:

- 1) Emphasize building upon the community services and facilities that are to be located within the defined Community Center, the Hamlet of Farmington area located at the intersection of State Routes 96 & 332.
- 2) Encourage the use of Incentive Zoning criteria to achieve the amenities desired for the Community Center.

- 3) Support the use of State smart growth and sustainability criteria when deciding how to spend infrastructure dollars for roads, sewers, water lines and utilities by minimizing unnecessary costs of sprawl development.
- 4) Create a Hamlet of Farmington Community Center Smart Growth Master Plan.

3. Conservation, Open Space and Environmental Protection

GOAL: To preserve the natural environment and protect it from degradation.

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The objectives are to have:

- a. Protection of natural resources, selected open space, environmentally sensitive areas, and unique natural areas (i.e. drumlins).
- b. Protection of water resources to keep impacts from erosion, sedimentation, and drainage to a minimum while enhancing the quality and quantity of site stormwater runoff through the use of Best Management Practices specified in the State's MS 4 Program.
- c. Identification and remediation of hazardous waste sites.
- d. Fair distribution of the costs and benefits of open space to all Town residents.
- e. Conservation of water and energy.
- f. The main channel of Black Brook cleared and maintained to prevent flooding of valuable farmland and provide the basis for creating a Town-wide drainage district.

Recommended Actions for Each Objective:

- a. Ensure the protection of natural resources, selected open space, environmentally sensitive areas and unique natural areas.**

To accomplish this objective the Town should

- 1) Support private sector efforts to protect significant environmental areas and coordinate these activities with the Town's comprehensive planning program where applicable.
 - 2) Consider the use of incentive zoning mechanisms to provide for increased protection of open space. *(Incentive zoning is allowed by Section 261-b of New York Town Law as of July 1, 1992. This legislation allows a community to offer a developer "incentives or bonuses" with respect to, for example, density, area, height, open space, or use, in exchange for some "community benefits or amenities" such as open space, housing for persons of low or moderate income, parks, elder care, day care, or other specific physical, social, or cultural amenities, or cash in lieu thereof, to benefit to the residents of the community.)*

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- 3) Prepare an Open Space Plan for the protection or preservation of the most important open spaces, including scenic vistas and corridors.
- 4) Compile and maintain the Town of Farmington Open Space Index.
- 5) Evaluate the creation of a Conservation Easements Program to provide tax incentives that protect farmland from being converted to non-agricultural use.
- 6) Investigate a program to protect unique scenic resources and vistas.
- 7) Consider limiting the use of publicly owned sensitive areas to low impact activities such as environmental education, walking & hiking, jogging, and cross-country skiing.
- 8) Consider the design and promotion of a diverse recreational trail to include both motorized and non-motorized recreational use in non-sensitive areas.
- 9) Investigate mechanisms to protect environmentally sensitive areas as part of an amended Zoning Law. The following areas should be considered for protection:
 - a) Areas of Special Flood Hazard as defined by the Federal Emergency Management Agency (these areas are regulated by reference made in the Town Code, Chapter 87, regarding flood

damage protection, which is an appendage to the Zoning Law; they are not delineated on the Town's Official Zoning Map);

- b) New York State Freshwater Wetland Areas as defined in Article 24 of the New York State Environmental Conservation Law, as well as those Federal Wetland Areas that are regulated by the U. S. Army Corps of Engineers;
- c) Areas where slope, soil, depth to bedrock, or vegetation indicate potential erosion problems (i.e. drumlins);
- d) Important stream corridors, as delineated by the New York State Department of Environmental Conservation; and
- e) Mature forests, as delineated in the Town Open Space Index and Open Space Plan.

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- 10) Work with other municipalities, public agencies, and private agencies to identify and protect significant biological corridors and habitat resources.

b. Protect water resources to keep impacts from erosion, sedimentation, and drainage to a minimum.

To accomplish this objective the Town should

- 1) Cooperate with public and private agencies in preparing and maintaining Watershed Management Plans. The Plans should comply with the Federal Phase II and the NYSDEC 01 Construction Permit and the State's 02 MS 4 Permit Program criteria for storm water management, stream corridor management, control of soil erosion and sedimentation, and groundwater management. As part of plan preparations, the Town should conduct a drainage study of its watershed, especially the Black Brook System.
- 2) Have the Conservation Board and the Agricultural Advisory Committee identify and evaluate possible strategies for protecting water quality.

c. Identify and remediate hazardous waste sites.

To accomplish this objective the Town should

Cooperate with State, County, and other agencies in identifying and remediating hazardous waste sites, sites of former landfills, and other potentially hazardous sites.

d. Require fair distribution of the costs and benefits of open space.

To accomplish this objective the Town should

- 1) Continue to require dedication of parks, playgrounds or other open spaces where appropriate during subdivision approval. This would be in addition to the payments in lieu of land dedication for park and recreation fees.
- 2) Maintain the dedicated Parks, Recreation, and Open Space Fund and the recreation fee schedule for new development.
- 3) Investigate other mechanisms for funding open space.

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- 4) Maintain the Town of Farmington Parks & Recreation Master Plan.

e. Increase conservation of water and energy.

To accomplish this objective the Town should

- 1) Encourage development design that minimizes the use of water and energy; for example, landscaping for shade and winter wind protection, site design to maximize solar heating, low flow water devices.
- 2) Encourage Ontario County and public utilities to expand and improve their energy conservation programs.
- 3) Maintain Wind Energy Regulations allowing for on-site wind energy systems up to 40 kw for farm operations.
- 4) Maintain Wind Energy Regulations for wind farm(s).

4. The Economy and Associated Land Uses

A. Economic Development

GOAL: To promote a stable and diverse local economy.

The objective is to have:

A wide variety of employment opportunities for residents

To accomplish this objective the Town should

- 1) Support the continued vitality of existing employers and provide incentives for expansion of new business.
- 2) Engage economic development agencies serving the area (e.g. Empire State Development Corporation and Ontario County IDA) in cooperative efforts to promote adequate and stable employment opportunities within the parameters of Town policy.
- 3) Evaluate the effects on the Town of the recent designation of a Farmington-Canandaigua Growth Corridor by the State of New York and the Genesee-Finger Lakes Regional Planning Council.

3-18

- 4) Cooperate with the Ontario County Industrial Development Agency (IDA) to determine the feasibility of constructing a rail spur on town-owned land that could result in a rail siding (or team track as it is commonly known as) to be shared with local businesses and the Town Highway Department.
- 5) Establish the south-west portion of the hamlet of Farmington, the area south and west of the intersection of State Routes 96 and 332, as the "Community Center," a term that is identified in the State's Smart Growth Infrastructure Policy Act to enable grant funding assistance for new water lines, sewer lines, sidewalks and streets that are envisioned to occur in this area.
- 6) Encourage the use of land at the Finger Lakes Racing & Gaming Casino for one-of-a-kind regional and statewide facilities such as a major convention and conference center and a Finger Lakes Region Broadway Theatre facility.

B. Commerce

GOAL: To provide for a limited number of small-scale, neighborhood-oriented commercial areas which are safe and attractive.

The objective is to have:

Small-scale commercial areas (both present and future) that are set back from State Routes 96 & 332, have good circulation, have good vehicular and non-vehicular access, are well-landscaped (to provide buffering, shade, and character), located so as to meet present and anticipated residential neighborhood needs while not adversely affecting surrounding neighborhoods, and possess an architecture that enhances their neighborhoods.

To accomplish this objective the Town should

- 1) Rewrite the Town's commercial land use regulations:

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- a) **Neighborhood Commercial** would be limited to those commercial activities serving the convenience needs of the surrounding residential community. This zone would have, among other things, limited district size, limited total building square footage, a prominent pedestrian and bicycle system, some uses allowed only by special permit, (e.g., a gas station), architectural design compatible with the neighborhood, good landscaping, restrained signage that would also be complementary within each district, site plan review and elements of incentive zoning.

Community Commercial would have, among other things, a larger district size and larger amount of total building square footage than Neighborhood Commercial, an integrated transportation system (autos, pedestrians, emergency vehicles, delivery trucks), a greater number of allowed uses (some by special permit), good landscaping, site plan review, and elements of incentive zoning.

- b) Prepare guidelines for siting Neighborhood and Community Commercial districts. These should include, among other things, the existence of water and sewer, sufficient size of site (for buildings, parking, open space, sidewalks, etc.), safe and efficient access to

roads, sufficient market area population, safe and readily usable access for pedestrians and bicyclists, access by public transit and sufficient distance from incompatible uses.

- c) Review and revise as necessary commercial zoning standards regarding, among other things, maximum lot size, minimum open space, buffering, setbacks, signage, traffic generation, vehicular access, parking and parking lot layout, site design, pedestrian and bicycle access, drainage, outdoor storage, noise, odor, site lighting and landscaping.
- d) Discourage "strip-type commercial" development.
- e) Use special permit procedures to exercise extra control and discretion over certain defined uses.
- f) Work with local businesses to identify different options for improving the design and appearance of existing commercial areas.

3-20

- g) Prepare pedestrian circulation plans for areas within one mile of commercial districts. Work with developers to provide for adequate networks of pedestrian paths, bike ways, and sidewalks. Require facilities for bicycle parking at commercial areas. *(Integrate with the Pedestrian Circulation Plan for the Town recommended by Transportation #5-a-2.)*
- h) Develop plans for motorized recreation away from sensitive areas (i.e. county railway).
- i) In planning future residential neighborhoods, make provision for suitable neighborhood commercial centers in appropriate locations. *(See also Section 1, Housing and Residential Land Use.)*

C. Agriculture

GOAL: To enhance agricultural viability and preserve agricultural land resources.

The objectives are to have:

- a. Land use and development regulations which address the special needs of farmers, including provisions which stipulate that farming activities take precedence over other uses in areas zoned for agriculture.
- b. Productive agricultural lands remain in agriculture.
- c. Agricultural environmental management practices which minimize contamination of the environment, soil erosion, and surface water runoff.
- d. A renewed and diversified agricultural sector.

Recommended Actions for Each Objective:

- a. **Land use and development regulations which address the special needs of farmers, including provisions which stipulate that farming activities take precedence over other uses in areas zoned for agriculture.**

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To accomplish this objective the Town should

- 1) Stipulate that farming activities take precedence over other uses in areas zoned for A-80 and RR-80 Agriculture Districts as per our "right-to-farm" law. (Individuals would continue to have the right to build homes in areas zoned for agriculture but would have to understand that farming is the primary activity in these zones and that, living in the area, they may have to cope with noise early in the morning, odors from the smell of recently spread manure etc.)
- 2) Continue to allow farm stands in agricultural zones.
- 3) Support programs implemented by the Ontario County Agricultural Enhancement Board that promote and sustain active agricultural lands and operations.
- 4) Complete a Farmland Protection Plan and evaluate the adoption of zoning amendments to support the findings of said Plan.

- b. **Productive agricultural lands remain in agriculture.**

To accomplish this objective the Town should

- 1) Encourage the State, County, and farmers to renew, sustain, and expand the County Agricultural Districts established under the New York Agricultural Districts Law.
- 3) Encourage legislative changes at the County and State levels that would reduce property tax pressures on agricultural lands. Take action on similar measures at the Town level when feasible.
- 4) Consider establishing one of the following: a voluntary purchase of development rights program; a transfer of development rights program; a conservation easement program; sliding scale zoning; voluntary tax abatement programs, or other innovative measures for protecting agriculture for farmers.
- 4) Do not extend sewer lines into or through areas zoned for agriculture except when required for public health and safety, and further, limit the placement of other infrastructure, such as highways, which would encourage growth and development in areas designated for agricultural use.

3-22

- 5) Work with farmers to develop zoning regulations for agricultural areas that ensure the continued viability of agriculture while allowing appropriate levels of development.
- 6) Require that any non-agricultural development occurring within an agricultural area be formally reviewed by the Town Agricultural Advisory Committee.
- 7) Consider the impacts of non-agricultural development upon adjacent agricultural operations, including any potential disruption of existing drainage.

c. Encourage agricultural environmental management practices which minimize contamination of the environment, soil erosion, and surface water runoff.

To accomplish this objective the Town should

Work with farmers, Ontario County/Cornell Cooperative Extension, the Ontario County Soil and Water Conservation District, and other agencies to encourage environmentally sound farm practices including

minimization of fertilizer and pesticide use, soil erosion and surface water runoff.

d. Ensure a renewed and diversified agricultural sector.

To accomplish this objective the Town should

- 1) Consider allowing non-farming agribusiness in agricultural zones (e.g., feed and seed dealer or farm implement dealer), limited to avoid negative impacts on traffic, farming, soils, and housing.
- 2) Support the local production and sale of food and agricultural products.
- 3) Participate with Ontario County/Cornell Cooperative Extension and others in establishing a farmer recruitment program. Such a program would match farmers desiring to move from urbanizing areas, as well as new farmers, with active farmland that may become available. It would assist in their integration and also study ways to encourage people to remain in farming.
- 4) Evaluate the opportunities for on-site wind energy systems to be used in the reduction of energy consumption from the utility's grid.

3-23

D. Industrial Development

GOAL: To plan certain areas for non-intrusive industrial development in order to provide a variety of employment opportunities and increase the tax base.

The objective is to have:

Small-scale light industrial and/or office park development (both present and future) that is set back from public highways, has good traffic circulation, is well landscaped (to provide buffering, shade, and character), of an architecture that enhances the character of the Town, and located so as not to adversely affect surrounding residential neighborhoods and the environment.

To accomplish this objective the Town should

- 1) Work with local business organizations and state and county economic development agencies to evaluate the market for industrial development in the Town.

- 2) Provide for light industry comparable in type and size to existing local industries that are located within certain planned locations as identified on the Future Land Use Plan Map (see Figure 10).
- 3) Identify a site or sites for light industrial development using guidelines prepared for this purpose. At a minimum, the guidelines should require the existence of water and sewer, sufficient site area, safe and efficient road access, access by public transit and adequate distance from incompatible uses.
- 4) Develop site design and performance standards for industry and for aspects such as access, traffic generation, landscaping, noise, emissions, hazardous materials handling, total square footage, maximum lot coverage by buildings and parking, minimum open spaces, day care, public transit, signage, setbacks and other buffers.
- 5) Exclude retail business, except for supporting services used primarily by industrial park tenants.
- 6) Provide for an adequate network of pedestrian paths, bike ways, and sidewalks within and surrounding light industrial/ office parks as well as requiring a provision for bicycle parking facilities and public transit stations where appropriate.

3-24

5. Transportation

GOAL: To provide a transportation system that is safe, efficient, convenient and environmentally responsible.

The objectives are to have:

- a. A reduced dependency upon private automobiles and an increased opportunity for pedestrian systems to be developed in the greater Farmington Community Center area through a diversified transportation system which emphasizes more fuel-efficient forms of transportation such as public transit, bicycling, and walking.
- b. An appropriate transportation network.
- c. Appropriate accident prevention strategies.

- d. Minimal negative impacts on people and the environment from traffic, road maintenance, road construction, noise, exhaust, and the like.
- e. Future development designed so as to minimize adverse impacts on roadway efficiency and safety, as well as future road corridor locations.
- f. Promotion, protection, and enhancement of agricultural and scenic resources along rural roads in the Town.

Recommended Actions for Each Objective:

- a. **Create a reduced dependency upon private automobiles and an increased opportunity for pedestrian systems to be developed in the greater Farmington Community Center area through development of a diversified transportation system which emphasizes more fuel efficient forms of transportation such as public transit, bicycling and walking.**

To accomplish this objective the Town should

- 1) Work with other municipalities, major employers, and institutions to promote the developed park-and-ride lot and to encourage commuter carpools and vanpools, bicycle and pedestrian travel, and the use of public transit.

3-25

- 2) Prepare a Pedestrian Circulation Plan. Seek the cooperation of institutions, businesses, and others in its implementation. Require new development to conform to the pedestrian plan, for example, providing sidewalks and crosswalks where planned. *(May be prepared as part of the Transportation Plan recommended in 2(a).)*
- 3) Prepare a Bicycle Circulation Plan, complementing bikeways established by other municipalities and local institutions. Cooperate with the existing ad hoc Genesee Transportation Council Coalition for Bicycle Transportation (GTCCBT). Encourage new development to conform to the Bicycle Plan, (e.g., by providing pathways linked to existing routes). *(May be prepared as part of the Transportation Plan recommended in 2(a).)*
- 4) Provide a planning framework for new development and redevelopment to simplify provision of public transit. This could

include increasing the number of public transit amenities (e.g., bus stops), channeling development to areas easily served by bus routes, increasing the number of bus routes, increasing the frequency of service, and developing a park-and-ride system.

- 5) To the extent possible, integrate the elements of the transportation network which serve to reduce automobile use, such as pedestrian paths or bikeways, park-and-ride lots, and public transit.

b. Plan for an appropriate transportation network

To accomplish this objective the Town should

- 1) Prepare a Transportation Plan. Use the plan to guide decision making for Capital Highway Improvement Projects (CHIPs), other Town capital highway projects, and other transportation decisions, such as possible revisions to Town road specifications.
- 2) Classify roads in the Town according to existing and desired function after analyzing present characteristics and exploring how the road system should be used in the future. Among other things, an analysis should include an examination of the location and types of land uses served, manner of road use, traffic speed, traffic volume, types of vehicles carried, character of adjacent land uses, the extent to which roads are used by pedestrians and bicyclists, and the degree of interference with through movement created by adjacent uses and intersections.

3-26

- 3) Update the Town's Official (Highway) Map and revise it to reflect the Transportation Plan when it is completed. Protect planned transportation corridors through the subdivision review process. Purchase, participate in the purchase, or otherwise procure transportation corridors where necessary. The Town should seek to take incremental steps through accepting easements for thoroughfares as parcels of land are reviewed for subdivision and rezoning.
- 4) Use the Metropolitan Planning Organization to arrive at mutually acceptable solutions to transportation problems in the Farmington area.

- 5) Provide for ample buffers between adjacent land uses and new arterial and collector roads. Where feasible, work to provide buffers along existing arterial and collector roads.
- 6) Actively participate in the creation of new Federal Aid System Mapping for Ontario County. Work to ensure that delineation of the Federal Aid Urban Boundary and new Federal Functional Road Classifications are consistent with Town land use and transportation planning.
- 7) Prepare a Streetscape Plan as part of the Town Transportation Plan, including guidelines for landscaping, light standards, bus stops, curbing, and other elements of the streetscape. Work to implement the Streetscape Plan, encourage other road owners to follow similar policies, and require improvements through the development approval process. Investigate mechanisms for encouraging and assisting landowners to make streetscape improvements.
- 8) Maintain desired levels of vehicular and pedestrian transportation service, require the provision of transportation improvements made necessary by new development such as sidewalks and traffic signals.
- 9) Establish an equitable development impact fee system to help pay for new or improved transportation infrastructure such as provided for by the New York State Legislature under the Incentive Zoning provisions of Town Law.
- 10) Continue to work with County and Town Highway Departments in developing access management regulations along major County and Town Highways.
- 3-27
- 11) Name new local roads with emphasis being placed upon street names with local historic significance.

c. Employ appropriate accident prevention strategies.

To accomplish this objective the Town should

- 1) Ensure that roadways and road intersections in the Town are designed (or redesigned) and constructed (or reconstructed) to be safe and efficient. Design roads to encourage compliance with posted speed limits, especially in residential areas.

- 2) Employ appropriate signage and traffic controls for motor vehicles, bicycles, pedestrians, and users of public transit.
 - 3) Ensure that large volumes of traffic are not routed through residential areas or through awkward or confusing intersections.
 - 4) Provide safe pedestrian crossings at appropriate locations.
 - 5) Where possible, physically separate pedestrian paths and bikeways from roads carrying large volumes of traffic.
 - 6) Request the New York State Department of Transportation to design and construct “traffic calming” measures for the intersection of State Routes 96 & 332.
- d. Ensure minimal negative impacts on people and the environment from traffic, road maintenance, road construction, noise, exhaust, and the like.**

To accomplish this objective the Town should

- 1) Strive to protect residential neighborhoods from the adverse effects of traffic: limit through traffic patterns; reduce road widths, traffic volumes and speeds within established neighborhoods; develop appropriate visual and sound barriers between adjacent roads and residences, and ensure that new arterial and collector roads avoid residential areas.

3-28

- 2) Plan routine road maintenance activities for safety and environmental sensitivity. (Such activities include snow plowing and de-icing, roadside ditch maintenance, and trimming or cutting of roadside vegetation.). Establish guidelines for use by the Town Highway Department. Limit ditch maintenance and vegetative removal to that necessary to meet established guidelines (e.g., adequate sight distance and drainage). Continue using and exploring alternatives to rock salt for de-icing roads. Encourage other agencies to follow similar policies in maintaining roads within the Town.
- 3) Design new collector roads consistent with the Town’s Official Corridor Plan Map which are adequately landscaped, offer a variety of visual exposures, are buffered from residential frontage development

and do not significantly alter natural land contours.

- 4) Avoid environmentally sensitive areas such as wetlands or areas of steep slopes in designing or approving new roads unless, after thorough consideration, there are no feasible or prudent alternatives.
- e. Design future development so as to minimize adverse impacts on present roadway efficiency and safety, as well as on future road corridor locations.**

To accomplish this objective the Town should

- 1) Limit the scale and concentration of development to what can be supported by the transportation system.
- 2) Where other access is possible, limit the number of individual access drives, roadways, and other curb cuts onto arterial and collector roads to maintain planned traffic carrying capacity and safety, as well as to permit more efficient use of interior lands. Consider the facilitation of shared driveways and/or cross access easements.
- 3) Work with other municipalities and major traffic generators to reduce the negative impacts of transportation from development outside the Town.
- 4) Require developers to specify trip generating characteristics of projects based on standards in the current Trip Generation Manual of the Institute of Transportation Engineers.
- 5) Identify and protect future roadway corridors that are delineated on the Official Routes 96 & 332 Corridor Plan Map.

3-29

- f. Promote, protect and enhance agricultural and scenic resources along rural roads in the Town.**

To accomplish this objective the Town should

- 1) Consider designating roads of visual, cultural, or historical significance as official scenic roads under the New York Scenic Roads Program (Article 49, New York State Environmental Conservation Law).
- 2) Limit Town roadway improvement projects and all road-related land acquisition projects in agricultural, scenic, and historic residential areas to those necessary to maintain road surface, safety, and efficiency.

6. Public Utilities, Facilities, and Services

GOAL: To provide public utilities, facilities and services that efficiently meet present needs and anticipate future needs of residents, in accordance with the goals and objectives of this Plan.

The objectives are to have:

- a. Systems to assess, prioritize, and finance public utilities, facilities, and services.
- b. Adequate, appropriately located, and well maintained publicly owned facilities and equipment, in accordance with the goals and objectives of this Plan.
- c. Joint development of utilities, facilities, and services with other municipalities and/or institutions, wherever mutually beneficial and practical.

Recommended actions for each objective:

- a. Provide systems to assess, prioritize, and finance public utilities, facilities, and services.**

To accomplish this objective the Town should

3-30

- 1) Restructure the Town's capital spending process. Develop a Capital Improvement Planning Program using methods outlined in the New York State Financial Management Guide.
- 2) Develop a system for planning, assessing, prioritizing, and financing Town services.
- 3) Create a Benefit Assessment Procedures Manual. (A manual would explain how the benefit assessments are calculated and applied within the Town.)
- 4) Continue to investigate and promote additional public and private funding sources for open space, affordable housing, infrastructure repair and construction, and farm land preservation.

b. Develop adequate, appropriately located and well maintained publicly owned facilities and equipment, in accordance with the goals and objectives of this Plan.

To accomplish this objective the Town should

- 1) Conduct and maintain an inventory of Town-owned facilities and equipment.
- 2) Prepare maintenance standards for Town-owned facilities and equipment and ensure that they are met.
- 3) Consider the present and future space needs of Town Government and determine how best to meet them.

c. Study the possibility of working with other municipalities and/or institutions in the joint development of utilities, facilities, and services, wherever mutually beneficial and practical.

To accomplish this objective the Town should

- 1) Explore joint development possibilities early in the capital improvements' planning process.
- 2) Continue to work on joint projects with the Town of Canandaigua concerning the expansions to the Canandaigua/Farmington Water District, and with the Towns of Victor and Mendon concerning the Farmington Area Waste Water Treatment System.

3-31

- 3) Explore opportunities for consolidation of services, as well as sharing equipment and possibly personnel: for example, sharing road construction equipment.

A. Water and Waste Water Collection and Treatment Systems

GOAL: To provide high-quality public water and sewage utilities at reasonable cost and to protect public health and safety in regard to private water and septic systems.

The objectives are to have:

- a. Public water and sewer utilities located, constructed, and maintained in accordance with the goals and objectives of this Plan.

- b. An assessment of the quality and cost of water and waste water collection and treatment systems, both public and private.

Recommended Actions for Each Objective:

a. Locate, construct and maintain public water and sewer utilities in accordance with the goals and objectives of this Plan.

To accomplish this objective the Town should

- 1) Make an overall assessment of water and sewer systems in the Town. Prepare and adopt a flexible long-range (ten-year) plan for guiding major maintenance, upgrading, and extension projects. More detailed water and sewer capital improvement planning with a shorter planning horizon (three to five years) should flow from the long-range plan. Regularly review and revise the long-range and short-range plans.
- 2) Limit extension of water and sewer services into areas not designated for intensive development except when required for public health and safety or agricultural needs.
- 3) Give higher priority in the Capital Improvements Program to the maintenance of public utilities than to constructing the extension of new utilities.

3-32

- 4) Follow State Environmental Quality Review Regulations when considering the construction of new or expanded public utilities, especially the thorough examination of the potential for future development and its possible impact on existing land uses.
- 5) Review and revise existing contingency plans for water and sewer services. Contingencies to plan for include: complete failure of any one of the three public water systems in the Town, extreme drought, or an immediate and major public health problem outside of water and sewer service areas.
- 6) Explore alternatives to extending water and sewer services in response to public health and safety concerns.

b. Assess the quality and cost of water and waste water collection and treatment systems, both public and private.

To accomplish this objective the Town should

- 1) Gather and analyze baseline data on the quality and cost of drinking water and waste water collection and treatment throughout the Town, for both public and private systems. (Work with the County regarding private systems.)
- 2) Determine where problems exist with quality or cost, where there may be problems in the future, and what approaches should be used to address them.

B. Public Safety

GOAL: The protection of people and their property.

The objectives are to have:

- a. High-quality and coordinated fire, police, and other public safety services and facilities.
- b. Precautionary measures that minimize the need for or improve the coordination or delivery of emergency services.

3-33

Recommended Actions for Each Objective:

a. Provide high quality and coordinated fire, police, and other public safety services and facilities.

To accomplish this objective the Town should

- 1) Prepare an assessment of existing public safety services and facilities, examining quality, cost, and known problems or needs. Examine future needs and develop strategies for addressing them.

- 2) If it is determined that additional police protection is warranted, consider negotiating an agreement with the County Sheriff for additional deputies to be paid by the Town for service solely within the Town.

b. Strategize precautionary measures that minimize the need for or improve the coordination or delivery of emergency services.

To accomplish this objective the Town should

- 1) Assess the status of disaster planning in the Town and work to improve it.
- 2) Support County efforts to enhance the 911 emergency phone system.
- 3) Evaluate the usefulness of improving the Town's Fire Protection Class rating.
- 4) Encourage and assist in the formation of Neighborhood Watch or similar groups.

C. Parks and Recreation

GOAL: To provide accessible and attractive parks and diverse recreational opportunities.

3-34

The objectives are to have:

- a. An integrated system of parks and recreational facilities throughout the Town, including undeveloped open space as one component, with linkages between various parts of the system such as pathways, stream corridors, trails, and utility right-of-ways.
- b. Adequate recreational services.

Recommended Actions for Each Objective:

- a. Plan an integrated system of parks and recreational facilities throughout the Town, including undeveloped open space as one component, with linkages as feasible between various parts of the system such as pathways, stream corridors, trails, and utility right-of-ways.**

To accomplish this objective the Town should

- 1) Implement and maintain the adopted Town of Farmington Park and Recreation Master Plan. (*See the Conservation, Open Space, and Environmental Protection section of this chapter for recommendations regarding protection of open space and an Open Space Plan.*)
- 2) Acquire suitable park and recreation lands and develop them in accordance with the adopted Park and Recreation Master Plan.
- 3) Work with other communities, land owners and institutions to explore possible joint park ventures and trail linkages.
- 4) Through the subdivision approval process, continue to acquire park and recreation lands (and open space lands) as authorized by NYS Town Law Section 277 (Approval of Plats) and the Town's Subdivision Regulations.

3-35

- 5) In instances where a suitable park cannot be located within a proposed subdivision or where a park facility or open space is not recommended, make use of the provision in the Subdivision Regulations to collect a fee in lieu of parkland dedication for development of Town park and recreational facilities. Establish a Parks, Recreation, and Open Space Fund into which would be deposited such "in-lieu" fees as well as donations, proceeds from the sale of unsuitable lands, grants, and other such monies related to parks and recreation. The fund would be administered by Town officials in accordance with guidelines developed in the Park and Recreation Plan.

- 6) Prepare a feasibility study for the extension of the Auburn Trail between County Road 41 and the Ontario Pathways Trail located in the City of Canandaigua.
- 7) Seek grant funding assistance to enable the construction of the Auburn Trail connection to the Ontario Pathways Trail.
- 8) Construct the Auburn Trail connection to the Ontario Pathways Trail.
- 9) Prepare a master plan for the development of the town-owned parkland located in both Section 5 of the Auburn Meadows Subdivision and Section 3 of The Estates @ Beaver Creek Subdivision.

b. Provide adequate recreational services.

To accomplish this objective the Town should

Assess the status of recreational services in the Town and determine what actions may be warranted by the Town, including joint municipal efforts and public/private sector efforts as part of preparing the Park and Recreation Plan.

D. Solid Waste Management

GOAL: To ensure efficient and responsible management of solid waste.

The objectives are to have:

- a. Reduced generation of solid waste and increased reuse and recycling.
- b. Improved and expanded municipal composting.

3-36

Recommended Actions for Each Objective:

a. Reduce generation of solid waste and increase reuse and recycling.

To accomplish this objective the Town should

- 1) Explore ways to encourage better methods of dealing with solid waste through the design of new development, such as composting areas in developments and encouraging builders to include more space designed specifically for recycling.

- 2) Work with Ontario County to evaluate the establishment of recycling centers.

b. Improve and expand municipal composting.

To accomplish this objective the Town should

- 1) Prepare an analysis of the Town's current municipal composting program and develop mechanisms for improvements and possibly expansion, including possible intermunicipal ventures.
- 2) Continue the program of providing a central collection point (Hook Road Transfer Station) where residents can bring yard waste (i.e. brush, weeds and grass clippings only).

E. Human Services

GOAL: To foster and improve the availability of human services by outside agencies.

The objectives are to have:

- a. Human services available to all residents, including those with special needs.
- b. High-quality services and facilities for children's day care, group homes, and elder care.
- c. Community centers for neighborhood use developed cooperatively between residents and the Town.
- d. High-quality health care services and facilities.

3-37

Recommended Actions for Each Objective:

- a. Ensure that human services are available to all residents, including those with special needs.**

To accomplish this objective the Town should

- 1) Ensure that new construction meets the International Building Code requirements for handicapped accessibility.
- 2) Ensure that Town facilities and programs comply with the Americans with Disabilities Act of 1991.
- 3) Work with Ontario County to ensure that adequate human services are provided to Town residents.

b. Offer high quality services and facilities for children's day care, group homes, and elder care.

To accomplish this objective the Town should

- 1) Encourage large businesses to provide or cooperate with others to provide day care for their employees' children.
- 2) Ensure that there is sufficient provision in the Zoning Laws for children's day care, group homes, and elder care facilities, which are compatible with other neighborhood uses.

c. Develop community recreational centers for neighborhood use as a cooperative effort by residents and the Town.

To accomplish this objective the Town should

- 1) Work with neighborhood groups to identify needs and desires as well as capital and operating costs for such community recreational centers.
- 2) Explore ways to establish community recreational centers, including the possible use of the Town Hall, the Lodge at Mertensia Park, a new Park & Recreational facility, or religious institutions.

3-38

d. Offer high quality health care services and facilities.

To accomplish this objective the Town should

- 1) Work with the F.F. Thompson Hospital, F.F. Thompson Medical Center and other health care providers to ensure that the Town's land

use and other planning will adequately accommodate identified community health needs.

- 2) Support the continued operation of “Mercy Flight” operations within the Town, County and region.
- 3) Support “Urgent Care” facilities to meet the needs of the Town’s growing population.
- 4) Support existing volunteer ambulance corps services and private (proprietary) ambulance services.

F. Education

GOAL: To integrate the planning for public school facilities with Town land use planning.

The objective is to have:

The integration of planning for public school facilities with Town land use planning.

Recommended Action for this Objective:

To accomplish this objective the Town should continue to work with the four Central School Districts to coordinate their facilities’ planning with Town land use planning.

G. Stormwater Quality and Quantity Control/Enhancements

GOAL: To manage/control quantities and enhance the quality of stormwater runoff from all sites.

The objectives are to have:

- a. Stormwater qualities and quantities for site development that meet the Federal and State Stormwater Management Programs requirements.
- b. Maintain the Municipality's responsibilities under the Federal and State Stormwater Management Programs.

Recommended Actions for Each Objective:

- a. Ensure that stormwater qualities and quantities for site development meet the Federal and State Stormwater Management Programs requirements.**

To accomplish this objective the Town should

- 1) Require developers to submit Storm Water Pollution Prevention Plans (SWPPPs) and Storm Water Management Plans (SWMPs) for pre/post development.
- 2) Review all SWPPPs and SWMPs to ensure compliance with all Program Criteria.
- 3) Inspect all land disturbances for appropriate erosion control measures.
- 4) Continue to participate in the Ontario-Wayne Stormwater Coalition program.

- b. Maintain the Municipality's responsibilities under the Federal and State Stormwater Management Programs.**

3-40

To accomplish this objective the Town should

- 1) Assure soil disturbances are minimal and stabilized as soon as practical. Minimize soil migration through Best Management Practices.
- 2) Engage the public to understand their role in minimizing contributing pollutants through their normal routines and utilize on-site run-off retention.