

# TOWN OF FARMINGTON



## STREETSCAPE DESIGN MTOD/MSOD ROUTE 96 MAIN STREET CORRIDOR

May 2021

Adopted May 25 of 2021      Resolution #\_\_\_\_\_ of 2021

# **Town of Farmington**

## **Streetscape Design MTOD/MSOD**

### **Route 96 Main Street Corridor**

#### **Table of Contents**

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<b>A. Purpose</b>	<b>Page 1</b>
<b>B. Intent</b>	<b>Page 1</b>
<b>C. Streetscape Requirements</b>	<b>Page 2</b>
<b>D. General Landscaping Requirements</b>	<b>Page 3</b>
<b>E. Street Trees</b>	<b>Page 5</b>
<b>F. Landscaped Areas at Property Lines</b>	<b>Page 6</b>
<b>G. Foundation Plantings</b>	<b>Page 6</b>
<b>H. Buffering Dissimilar Uses</b>	<b>Page 7</b>
<b>I. Signage</b>	<b>Page 7</b>
<b>J. Buildings</b>	<b>Page 8</b>

#### **Appendices**

**Appendix A: Streetscape Products**

**Appendix B: Main Street Overlay District Map & MSOD Parcel Summary Table**

**Appendix C: Streetscape Renderings**

**Appendix D: MSOD Regulations**

**Appendix E: Local Law #6 of 2009 – MTOD Guidelines**

**Appendix F: MTOD Map**

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**A. Purpose**

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The purpose of the Streetscape Design is to provide minimum design criteria for the construction of visual and pedestrian oriented site improvements associated with all development located within the Main Street Overlay District (MSOD) and Major Thoroughfare Overlay District (MTOD) within the Town of Farmington. The Main Street Overlay District is defined as properties fronting along both the north and south sides of New York State Route 96, commencing on the west at the Victor/Farmington Town Line and continuing east to the intersection of Route 96 with Hook Road and Beaver Creek Road, and extending further along Route 96 to Fairdale Glen on the north side only. The information contained in this document is to be used in conjunction with the subdivision and site plan regulations provided in the Town Code. All development must still be in compliance with the underlying zoning districts. The Planning Board may waive by resolution certain requirements of these guidelines where it is determined to be not applicable.

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**B. Intent**

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The intent of these guidelines is to implement an appropriate transportation network as called for in Chapter 3, Goals and Policies, of the adopted 2011 Edition of the Town of Farmington Comprehensive Plan, in particular "...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." [page 3-27 dated July 26, 2011].

The criteria established herein is intended to provide minimum standards, which shall be required for all site improvement(s) for any site plan approval granted by the Planning Board upon land located within the defined MSOD and MTOD. The guidelines contained in this document are provided to aid in the submission of uniform materials intended to expedite the various review and approval procedures.

These criteria shall govern in all areas of private, public, residential, industrial and commercial developments requiring site plan approval and located within the delineated MSOD and MTOD.

Landscaping and other site amenities are a critical part for establishing a streetscape corridor's visual appeal and a successful site plan application. Connectivity and/or buffers between properties and uses, building foundation plantings, street trees, streetscape amenities (e.g. street light design, benches and trash receptacles), and strategically located plantings or other unique site amenities are all part of a comprehensive site evaluation. These elements are critical in creating an attractive streetscape corridor and improving the individual appeal of each property with visual interest in all four seasons within this area of the Town of Farmington. Below are additional details and criteria for evaluation to be included in each application and depicted on a landscaping plan.

### C. Streetscape Requirements

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The following is a list of general improvements to the Main Street Overlay District that will, when implemented, improve the walkability and visual streetscape of this community center area. These improvements focus upon increasing the required amount of green space; adding new street lighting, street amenities (e.g. benches, trash receptacles), and bus stops; and evaluating building orientation. Other site amenities, such as pocket parks similar to the intersection of Route 96 and Route 332, shall also be considered where conditions are warranted.

1. A 30' minimum buffer area formally known as "30' Streetscape Area" shall be shown extending from the edge of pavement/ shoulder along the Route 96 Corridor. Depending upon underground utilities and future widening or turn lanes required by the New York State Department of Transportation, a 50' minimum buffer area may be required.
2. A concrete sidewalk of at least 5' in width is to be provided across the frontages of properties located on both sides of the District. Sidewalks within each property should connect the principal use to the main sidewalk along the frontage of each side of the District.
3. Streetlamps, as described in Appendix A, should be installed across the frontages of properties located on both sides of the District at no more than 70-foot intervals along sidewalks or at locations deemed appropriate by the Town of Farmington Planning Board. Efforts should be made to keep streetlamp spacing consistent within the site boundaries and with adjacent properties.
4. Sidewalks at major street intersections (as defined in the Main Street Overlay District Local Law) should be furnished with decorative plantings, rails, and lighting as described in Appendix A.
5. Site furniture (e.g. benches) should be provided in order to enhance the quality of the pedestrian experience within the District. Seating areas are encouraged to be placed adjacent to pedestrian site entrances, and/or visually appealing features such as ponds or heavily landscaped areas. Wood/steel benches should be as described in Appendix A.
6. A separate landscaping plan shall be provided for all applications. The landscaping plan shall include a keyed Planting Schedule specifically detailing the quantity, species, and size of all plant materials. Landscaping plans shall substantially conform to other landscaping existing within the District so as to create a uniform appearance.
7. Existing trees shall be preserved wherever practical provided the trees are not diseased, abnormally subject to disease, structurally unsound, misshapen, or hazardous.
8. Plant materials shall be liberally located throughout the site. Massing of multiple plants is preferable to the installation of individual plants. A successful planting plan will feature a variety of types (trees, shrubs, ground covers, perennials, deciduous, evergreen) and sizes of plant materials.

9. Native plant species shall be used in or near proposed stormwater management areas, and near environmentally sensitive areas (e.g. wetlands). Additionally, vegetated buffers between varied uses should consist primarily of native plant species such as white pine and white spruce.
10. The use of non-native invasive species is discouraged. These include, but are not limited to, Japanese Barberry, Norway Maple, Russian Olive and Autumn Olive.
11. Specimen trees shall be a minimum 2 ½ inch caliper. Evergreen trees shall be a minimum seven (7) feet tall.
12. Planted berms (2' to 3' tall) should also be considered within the streetscape area and planted with shrubs of sufficient height to screen parking lots from the street. Berms and trees are not intended to be located over Town utilities.
13. Shrubs and groundcovers shall provide visual interest in all seasons.
14. Unless located in a hardscape (plaza, courtyard, etc.), water features (including ponds and wet areas created as part of the storm water management system) shall be organically shaped and be sympathetic to the natural topography of its setting. Such facilities should be designed to blend in with the general flow of the landscape and grading so as not to present abrupt changes in grade, slope, or direction.
15. Fencing (if needed) is to be a wood split rail fence or as otherwise approved by the Town of Farmington Planning Board. Additional details are included in Appendix A.
16. Provide detailed landscaping plans for stormwater management areas consistent with these design guidelines and the NYS Stormwater Management Design Manual. Establishing a diverse range of vegetative cover types with suitable plant species is important to limiting the spread of nuisance and invasive species. Therefore, care shall be given to incorporate a mixture of trees, shrubs, and herbaceous species consistent with naturally occurring ponds, wetlands and streams.
17. Weed control fabric and mulches shall be provided as appropriate. All mulch beds within the MSOD and MTOD are to be of a natural color mulch (undyed). No stone or other colors are to be provided within these areas.
18. Large, decorative rocks; or aesthetically pleasing rocks should be strategically placed within the streetscape buffer areas outside of the rights-of-way and along the walkways to help fill empty space. Clustering of landscaping shall also be considered.

#### **D. General Landscaping Requirements**

Existing vegetation shall be considered an important element in the creation of the 30' Streetscape Area and site landscaping plans. An effort should be made to use indigenous plant species, especially for deciduous trees and scrubs. Bio-retention, bio-swales, detention pond and other stormwater management areas should include use of native wetland species.



**Design Criteria:**

1. A separate landscaping plan shall be provided for all applications.
2. Existing trees shall be preserved wherever practical provided the trees are not diseased, abnormally subject to disease, structurally unsound, misshapen, or hazardous.
3. Plant materials shall be liberally located throughout the site. Massing of multiple plants is preferable to the installation of individual plants. A successful planting plan will feature a variety of types (trees, shrubs, ground covers, perennials, deciduous, evergreen) and sizes of plant materials.
4. Specimen trees shall be a minimum 2 ½ inch caliper. Evergreen trees shall be a minimum seven (7) feet tall.
5. Approved street tree species from the list below are also the preferred specimens in parking lot applications.
6. Native plant species shall be used in or near proposed stormwater management areas, and near environmentally sensitive areas (e.g. wetlands). Additionally, vegetated buffers between varied uses should consist primarily of native plant species such as white pine and white spruce.
7. The use of non-native invasive species is discouraged. These include, but are not limited to, Japanese Barberry, Norway Maple, Russian Olive and Autumn Olive.
8. Shrubs and groundcovers shall provide visual interest in all seasons.
9. The landscaping plan shall include a keyed Planting Schedule specifically detailing the quantity, species, and size of all plant materials.
10. The landscaping plan shall include a note committing the owner to the permanent maintenance and replacement of all plant materials depicted on the landscaping plan, including lawn areas, fences, and retaining walls.
11. Unless located in a hardscape (plaza, courtyard, etc.), water features (including ponds and wet areas created as part of the storm water management system) shall be organically shaped and be sympathetic to the natural topography of its setting. Fencing (if needed) is to be a wood split rail fence or otherwise approved by the Town of Farmington. Such facilities should be designed to blend in with the general flow of the landscape and grading so as not to present abrupt changes in grade, slope, or direction.
12. Provide detailed landscaping plans for stormwater management areas consistent with these design guidelines and the NYS Stormwater Management Design Manual. Establishing a diverse range of vegetative cover types with suitable plant species is important to limiting the spread of nuisance and invasive species. Therefore, care shall be given to incorporate a mixture of trees, shrubs, and herbaceous species consistent with naturally occurring ponds, wetlands and streams.
13. Weed control fabric and mulches shall be provided as appropriate.

14. Trees and low plantings should be used in parking lot islands to break up the parking lots visually.

## **E. Street Trees**

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Street trees improve the aesthetic quality of the MSOD and MTOD, moderate temperatures in the summer, and play a role in calming traffic.

### **Design Criteria:**

1. Street trees shall be deciduous unless the Planning Board provides specific relief.
2. Street trees shall be planted in the tree lawn space (also known as street side strips) between the road edge-of-pavement (or curb) and the sidewalk. If no sidewalk exists, street trees shall be planted no further than 10 ft. from the road edge-of-pavement (or curb), unless this conflicts with underground utilities. A uniform distance from the pavement should be maintained. If tree pits are used in pavement or other sidewalk type materials, they should be a minimum of five (5) feet square (5'x5').
3. Plant street trees at 40 ft. on center or less along the entire street frontage of all streets bordering the property. If some existing street trees exist, infill as necessary to create a regular pattern of street trees.
4. Street trees shall be a minimum 2 ½ inch caliper.
5. All street trees specified shall be suitable for the Farmington climate zone and harsh road-side conditions, and that are not apt to produce shallow root systems.
6. All 30' Streetscape Areas are to incorporate the Redspire Callery (Pear *Pyrus calleryana* 'Redspire') and select two additional trees from the list below:
  - a) Tree pits surrounded by pavement and tree lawns are <5 ft. wide.
    - *Malus* sp., Flowering Crabapple (Native) – select varieties less susceptible to rust, scab, and other pests.
    - *Acer campestre*, Hedge maple
    - *Gleditsia triacanthos inermis* 'Skyline', Skyline Thornless Honeylocust (Native)
    - *Pyrus calleryana* 'Redspire', Redspire Callery Pear
    - *Crataegus crusgalli inermis*, Thornless Cockspur Hawthorn (Native)
  - b) Street tree-lawn strips >5 ft. wide.
    - *Gleditsia triacanthos inermis* 'Skyline', Skyline Thornless Honeylocust (Native)
    - *Pyrus calleryana* 'Redspire', Redspire Callery Pear
    - *Acer rubrum*, Red maple (Native)

- c) Street tree-lawn strips with overhead wires
- Malus sp., Flowering Crabapple (Native) – select varieties less susceptible to rust, scab, and other pests.
  - Acer campestre, Hedge maple
  - Syringa reticulata 'Ivory Silk', Ivory Silk Japanese Tree Lilac
  - Gleditsia triacanthos inermis 'Skyline', Skyline Thornless Honeylocust (Native)
  - Pyrus calleryana 'Redspire', Redspire Callery Pear
  - Crataegus crusgalli inermis, Thornless Cockspur Hawthorn (Native)

## **F. Landscaped Areas at Property Lines**

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A landscaped area is a thoughtful combination of trees (both deciduous and evergreen), shrubs, groundcovers, elevation changes, and/or fences. It is typically dense enough to provide protection to neighboring sites from light and noise migration. When used for noise mitigation the landscaped area must include the installation of a fence and/or berm. Though a specimen-planted landscaped area at a property line does not have to be continuous in all cases, landscaping of the areas should be provided strategically and liberally sufficient to define property edges.

### **Design Criteria:**

1. The landscaped area shall be at least ten feet wide at side and rear yards; twenty feet in front yards; and shall be placed entirely on the applicant's property.
2. Fences, if used, shall be from four to six feet high (dependent upon topography) and shall be largely opaque. Wood or vinyl is the preferred material creating a solid visual screen.
3. Other above grade screening walls, such as dumpster enclosures or transformer screen walls, should match materials and colors used in the building façade.
4. Berms, if used, shall have side slopes no greater than 1:4. Berms shall be organically shaped.

## **G. Foundation Plantings**

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Foundation plantings soften the geometry of building forms and add color and visual interest at all times of the year. They complement the placement of walks, walls, and other site features.

### **Design Criteria:**

1. Some foundation plantings should be provided along the important and visible sides of the building. Greater emphasis shall be placed at the front of the building.



In the event that parking is provided on multiple sides of a building, foundation plantings will be provided on all sides of the building where parking is placed.

2. Massing of multiple plants is preferable to the installation of individual plants. A successful foundation-planting plan will feature a variety of types (small trees, shrubs, ground covers, deciduous, evergreen) and sizes of plant materials.
3. Densely planted ground cover plantings are encouraged as an alternative to mulches.
4. Foundation planting beds shall extend a minimum of four (4) feet from the building's drip edge. Larger buildings (height/mass) should have deeper planting beds and larger, appropriately sized plants.

## **H. Buffering Dissimilar Uses**

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In order to preserve the integrity of residential sites located within the District, substantial buffers will be required at the property line(s) between dissimilar uses. A buffer between dissimilar uses (i.e., retail and residential) is a combination of trees (both deciduous and evergreen), shrubs, groundcovers, elevation changes (berms), and/or fences. It is typically dense enough to provide protection to neighboring sites from light and noise migration. When used for noise mitigation the landscaped area must include the installation of a fence and/or a berm. A landscaped buffer between dissimilar uses must be continuous in all cases.

### **Design Criteria:**

1. The landscaped area shall be at least thirty feet wide at side and rear yards.
2. Fences or walls, if used, shall be from four to six feet high (dependent upon topography) and shall be largely opaque. Wood is the preferred material.
3. Berms are encouraged and shall have side slopes no greater than 1:4. Berms shall be organically shaped and variations in elevation along its length are encouraged.

## **I. Signage**

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Roadside signs help advertise goods and services to passing motorists. Viewing these signs and maximizing their appeal while maintaining a safe environment for pedestrians is important to the business owner and the Town of Farmington. The guidelines in this section will outline guidelines put forth by the United States Sign Council (USSC) Foundation. For further compliance standards for signs in the Town of Farmington please refer to §§ 165-38 through 165-49 of the Town Code.

### **Design Criteria:**

1. Area of the Sign:

- a. The following area (A) of sign equation should be used when design the desired sign. Table 1. has been included to represent the common speeds within the Main Street Overlay District.

$$A_{SIGN} = \frac{[(VRT)(MPH)]^2}{800}$$

Fixed Values:

1. 30 Letters
2. Legibility Index (LI) of 30
3. 40/60 ratio (Letter/Negative Space)

Variable Values:

1. Viewer Reaction Time (VRT)
2. Miles Per Hour (MPH)

MPH	VRT (Seconds)	Sign Size (Square Feet)
<b>35</b>	4	24.5
	5	38
	8	98
	10	153
<b>45</b>	4	40.5
	5	63
	8	162
	10	253
<b>55</b>	4	60.5
	5	94.5
	8	242
	10	378

Table 1. SIGN SIZE AS A FUNCTION OF TRAVEL SPEED AND VIEWER REACTION TIME.

MODELED FROM USSC FOUNDATION BEST PRACTICES STANDARDS FOR ON-PREMISE SIGNS, 2015.

2. Sign Vertical Height is important to allow the motorist to interact with the sign without losing eye contact with the road in front of them. The commonly used equation to determine sign height limits (H) is  $H = D (0.088) + 3.5$ , where D is the distance in feet from the sign at initial detection and 3.5 represents the elevation of the average driver's eye position above the road. Consider also how other vehicles can block signs that are vertically placed lower than an average vehicle. All sign blocking can be used as a justification for increasing the elevation of a sign within reason. When designing the desired height of the sign this equation and other guidelines should be used in conjunction with the zoning limitations of the Town.

## **J. Buildings**

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The intent of these building guidelines is to coordinate the proposed location of a (any) new building (buildings), or an addition to an existing building to complement other existing buildings that may be either located on the same site or that may be located on adjacent sites within the MSOD. It is also the intent of this section to combine the MTOD Major Thoroughfare Overlay District Site and Building Guidelines, contained in § 165-34 of the Town Code, to apply to all sites located within the MSOD Main Street Overlay District and with these MSOD Guidelines, and to establish conditions to avoid conflicts, or confusion.

The MSOD Building Guidelines do not require an existing principal structure to be located closer to an adjacent public highway right-of-way, instead the setbacks contained in the MSOD (§ 165-34.2) provide opportunity for expansion of an existing structure, that is located on a site within the mapped MSOD/MTOD, by allowing said structure to be added to thereby bringing the Front Setback Line closer to the adjacent public street than would have otherwise been possible by the previous Front Setback Line (e.g. 100 feet from the right-of-way boundary line along State Route 96). Placing principal buildings closer to the highway right-of-way boundary facilitates the principle of creating a Main Street Corridor with buildings located closer to the adjacent travel lanes thereby creating a sense of destination.

The MSOD regulations establish criteria for site improvements. These site improvements include building placement, dumpster locations, share/combined access, shared on-site parking and drive aisles, pedestrian separated facilities, on-site lighting that complements street lighting along the public highways, and site landscaping (these are the Streetscape improvements identified elsewhere in these Guidelines).

Within the MSOD there may be a site that is located along one or more public highways. In those instances, the Front Building Line shall be that portion of the parcel where the site obtains access (driveway) from an adjacent public street. In the event a parcel of land has two (2) driveways, one from each of two adjacent streets, then the Front Building Line shall be that portion of the parcel where the building facing State Route 96 contains the Front Building Line. No parcel shall be allowed three (3) access points to adjacent public streets/highways. No parcel may be developed that would contribute to cut-through traffic movements between two (2) public streets. Where a building has two (2) or more sides facing an adjacent public street, all exposed sides shall have similar architectural treatments. Ancillary structures (e.g. air conditioning units, trash receptacles, etc.) shall be hidden from view to the greatest extent possible. Building design elevations shall not be exclusive metal siding and shall contain a mix of materials (e.g. wood, stone, brick, etc.).

These MSOD Building Guidelines are subject to the MSOD criteria (§ 165-34.2 of Town Code), the Site Design Guidelines provided for in Local Law #6 of 2009, the MTOD Guidelines (§ 165-34 of Town Code) and the criteria contained in § 165-100 (site development plan). Where there are conflicts among these various sections of the

Town Code, the more stringent Guidelines that achieve harmony, in the finding of the Planning Board, shall prevail.

DRAFT

# APPENDIX A

## STREETSCAPE PRODUCTS

- **Steel Bench** – 6 ft. long, Model RB-28, as manufactured by Victor-Stanley, Inc. or approved equal.



- **Steel Trash Receptacle** - Model RB-36 as manufactured by Victor-Stanley, Inc. or approved equal.





- **Fencing**

30' Streetscape Area

- Fencing if needed within the 30' Streetscape Area shall be wood split rail fence or otherwise approved by the Town of Farmington. Wood fencing with wire mesh or plastic slats attached to the wood rails is not recommended as it can be a source to collect debris and is not visually appealing. Alternate measure should be reviewed and considered.
- Long runs of fencing exceeding 40 feet in length should be broken up with additional landscaping. This can be accomplished by adding landscaping breaks to the fence. Samples are provided below for review.
- Fence height should not exceed four feet. Fence post spacing and rail length shall also be reviewed for constancy.
- A mix of chamfered fence corners should be incorporated in the layout as appose to all 90 degree corners. Chamfered corners allow for additional landscaping, visual interest, and improved site visibility.

Adjoining Property Lines

- Fencing if needed along adjoin lot lines or rear property line shall be largely opaque or earth tone in color. Wood or vinyl is the preferred material creating a solid visual screen if desired.
- Fence height should not exceed six feet. Fence post spacing and rail length shall also be reviewed for constancy.
- Maintenance of the fence and proper access to both side by the owner should be considered. Fence lines immediately adjacent to property lot lines should be reviewed in detail.

Acceptable Fence Styles:

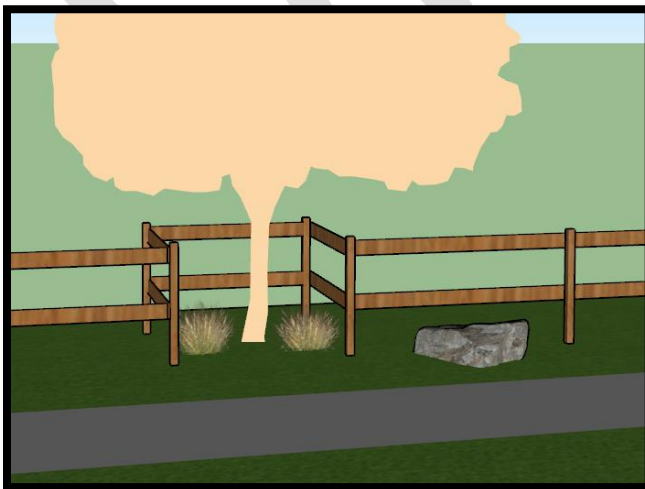




90 degree fence corners are not recommended.



A mix of chamfered fence corners is to be provided at key locations. Chamfered corners allow for additional landscaping, visual interest, and improved site visibility.



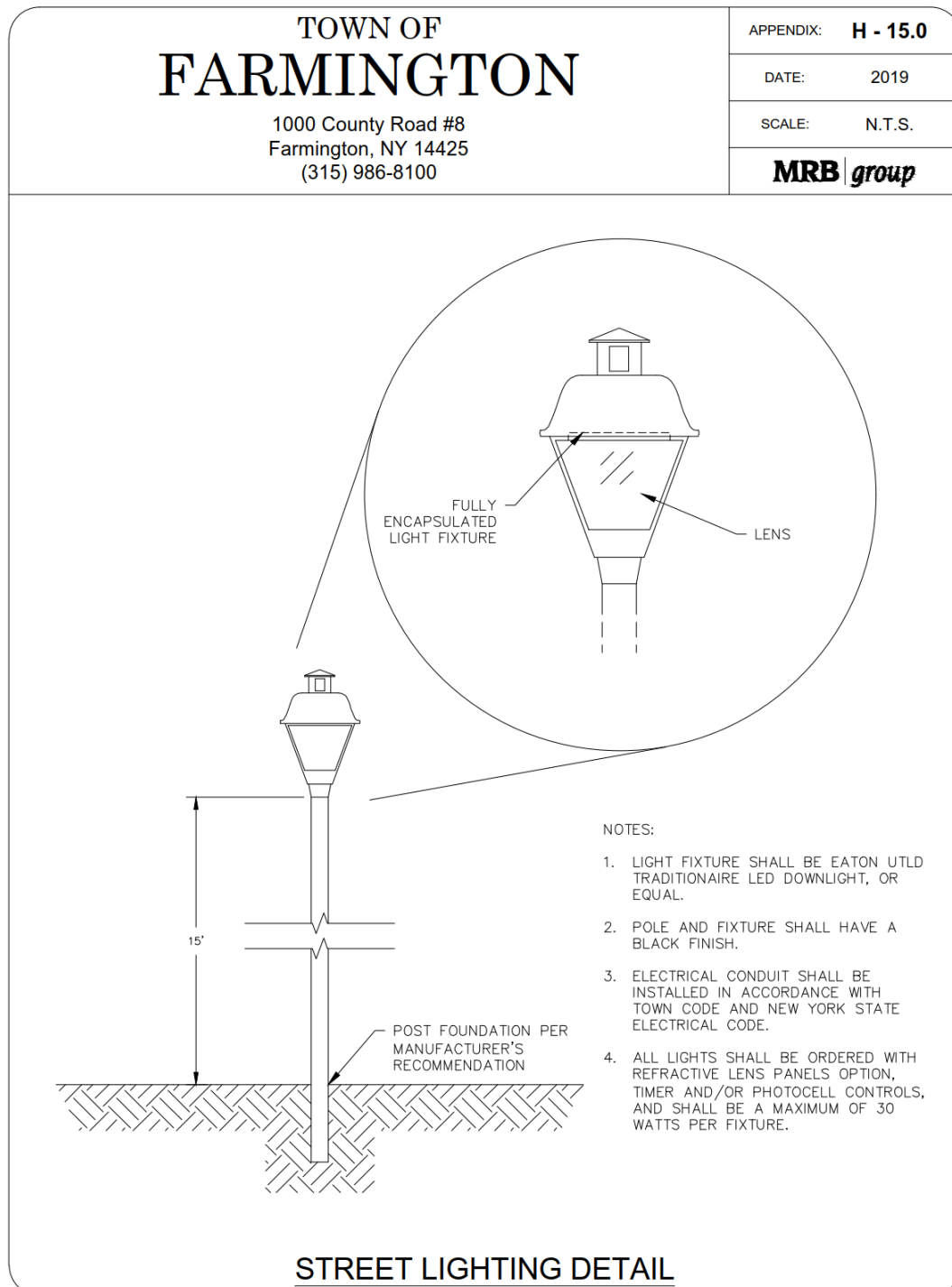
Landscaping fence pockets should be provided to break up long runs of fence.

Landscaping and site amenities should also be provided to break up long fence runs.





- Street Lights** – Street lighting is the traditional colonial post light identified in the Town of Farmington's Design Standards as Eaton UTLD Traditionaire LED Downlight, or approved equal. Post height is 12' or 15', and recommended maximum spacing is 70' for low general lighting, or as recommended by the Planning Board. Fixtures should also be placed at all driveway crossings, intersections, sidewalk connections, crosswalks, or other areas needing improved visibility or as recommended by the Planning Board. Fixtures are to have a color temperature of 3000k, be 30 watts or less, and should include photocell lighting controls. See attached Town of Farmington approved detail.



## NOTES:

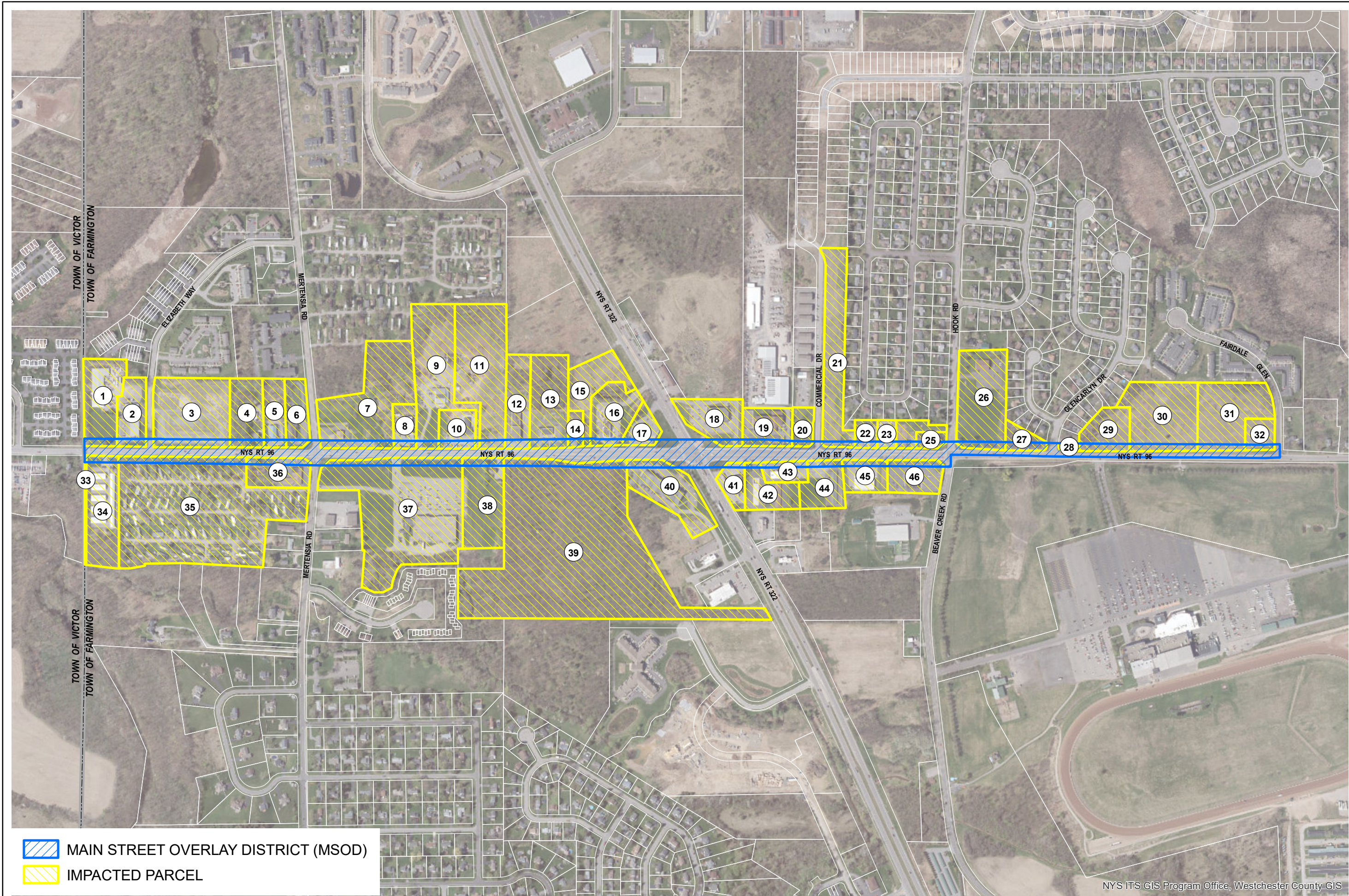
1. LIGHT FIXTURE SHALL BE EATON UTLD TRADITIONAIRE LED DOWNLIGHT, OR EQUAL.
2. POLE AND FIXTURE SHALL HAVE A BLACK FINISH.
3. ELECTRICAL CONDUIT SHALL BE INSTALLED IN ACCORDANCE WITH TOWN CODE AND NEW YORK STATE ELECTRICAL CODE.
4. ALL LIGHTS SHALL BE ORDERED WITH REFRACTIVE LENS PANELS OPTION, TIMER AND/OR PHOTOCCELL CONTROLS, AND SHALL BE A MAXIMUM OF 30 WATTS PER FIXTURE.



# APPENDIX B


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## MAIN STREET OVERLAY DISTRICT MAP





-  MAIN STREET OVERLAY DISTRICT (MSOD)
-  IMPACTED PARCEL

PLANNING BOARD MAPPING SUPPORT	
TOWN OF FARMINGTON, ONTARIO COUNTY, NY	
MAIN STREET OVERLAY DISTRICT (MSOD)	
	
TUV	1" = 600'
Drawn By:	Scale:
	Date:
<b>MRB   group</b> Engineering, Architecture, Surveying, D.P.C. 145 Culver Road, Suite 100, Rochester, New York 14620 585-381-9250 FAX 585-381-1008 www.mrbgroup.com	
PROJECT NO.	
0610.12001	
SHEET NO.	
1 of 1	



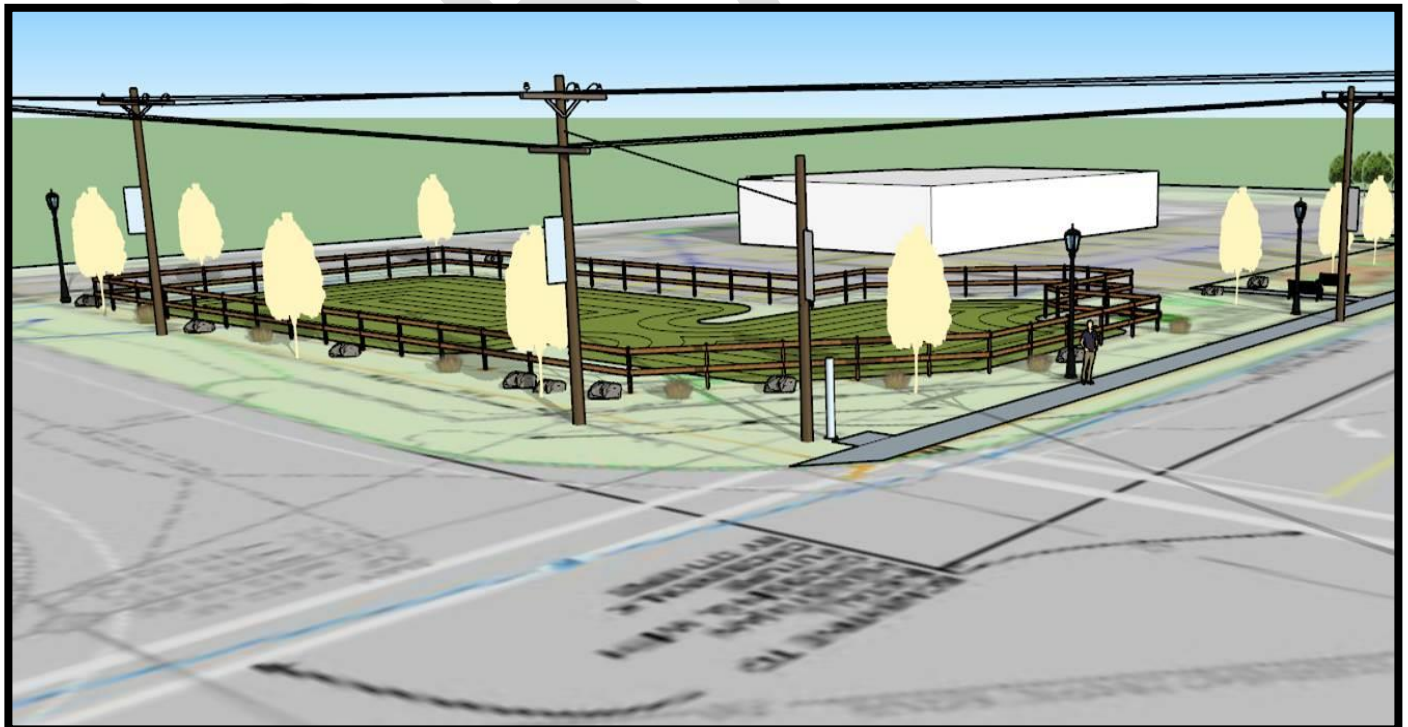
# MSOD PARCEL SUMMARY TABLE

ID	Tax Account #	Property Address	Class Code	Class Description
1	29.00-1-50.100	6290 ST RT 96	710	Manufacture
2	29.00-1-51.100	6280 ST RT 96	460	Bank/Office
3	29.00-1-53.100	ST RT 96	330	Vacant comm
4	29.00-1-55.100	6234 ST RT 96	210	1 Family Res
5	29.00-1-56.100	6226 ST RT 96	455	Dealer-prod.
6	29.00-1-57.000	6214 ST RT 96	434	Auto carwash
7	29.00-1-70.110	6200 ST RT 96	431	Auto dealer
8	29.00-1-69.210	6170 ST RT 96	452	Nbh shop ctr
9	29.00-1-73.110	6162 ST RT 96	440	Warehouse
10	29.00-1-74.000	6146 ST RT 96	430	Mtor veh srv
11	29.00-1-76.100	ST RT 96	330	Vacant comm
12	29.00-1-12.000	6132 ST RT 96	710	Manufacture
13	29.00-1-11.100	6120 ST RT 96	462	Branch bank
14	29.00-1-15.100	6104 ST RT 96	450	Retail srvc
15	29.00-1-14.112	ST RT 332	330	Vacant comm
16	29.00-1-14.111	6092 ST RT 96	426	Fast food
17	29.00-1-17.100	6090 ST RT 96	432	Gas station
18	29.00-2-33.100	1259 ST RT 332	457	Small Retail
19	29.11-3-6.000	6026 ST RT 96	415	Motel
20	29.11-3-1.100	1270 COMMERCIAL DR	340	Vacant indus
21	29.11-3-15.000	5998 ST RT 96	210	1 Family Res
22	29.11-1-20.100	5988 ST RT 96	421	Restaurant
23	29.11-1-19.100	5984 ST RT 96	436	Self carwash
24	29.11-1-18.100	5974 ST RT 96	210	1 Family Res
25	29.11-1-17.100	5964 ST RT 96	330	Vacant comm
26	29.11-1-68.100	1225 HOOK RD	662	Police/fire
27	29.11-2-28.100	ST RT 96	323	Vacant rural
28	29.11-2-27.000	ST RT 96	323	Vacant rural
29	29.11-2-72.000	ST RT 96	330	Vacant comm
30	29.11-2-73.000	5890 ST RT 96	331	Com vac w/imp
31	29.11-2-74.000	ST RT 96	330	Vacant comm
32	29.11-2-75.000	ST RT 96	330	Vacant comm
33	29.00-1-85.000	ST RT 96	311	Res vac land
34	29.00-1-49.000	6299 ST RT 96	442	MiniWhseSelfSto
35	29.00-1-48.210	6237 ST RT 96	416	Mfg hsing pk
36	29.00-1-48.100	6215 ST RT 96	486	Mini-mart
37	29.00-1-41.100	6179 ST RT 96	454	Supermarket
38	29.00-1-40.000	6139 ST RT 96	483	Converted Res
39	29.00-1-18.100	ST RT 96	330	Vacant comm

ID	Tax Account #	Property Address	Class Code	Class Description
40	29.00-1-19.110	6081 ST RT 96	452	Nbh shop ctr
41	29.11-3-6.100	1283 ST RT 332	486	Mini-mart
42	29.11-3-7.100	6037 ST RT 96	415	Motel
43	29.11-3-8.100	6025 ST RT 96	421	Restaurant
44	29.11-3-9.100	6001 ST RT 96	415	Motel
45	29.11-3-10.100	5991 ST RT 96	456	Medium Retail
46	29.11-3-11.100	5975 ST RT 96	421	Restaurant

# APPENDIX C

## STREETSCAPE RENDERINGS







**MRB** | group  
Engineering, Architecture & Surveying, D.P.C.







MLA

McCord Landscape Architecture PLLC  
Site Planning, Park & Waterfront Design, Urban Design



# APPENDIX D

## MSOD REGULATIONS

**LOCAL LAW FILING**

New York State Department of State  
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Text of law should be given as amended. Do not include matter being eliminated and do not use italics or underlining to indicate new matter.

County  
City  
Town of Farmington  
Village

FILED  
STATE RECORDS  
MAR 29 2021

Local Law No. 6 of the year 2021 **DEPARTMENT OF STATE**

A local law entitled: "Main Street Overlay District (MSOD) Regulations and other amendments to Chapter 165 of the Farmington Town Code."

This local law establishes Chapter 165, Article IV, Section 34.2, of the Code of the Town of Farmington to be entitled "Main Street Overlay District;" amending Chapter 165, Article IV, Section 34. A.; G.; I. (a); J. (1) (a); K.; and M.; amending Chapter 165, Section 39. B.; amending Chapter 165, Section 43. B; deleting Chapter 165, Section 57 B. in its entirety and creating a new Section 57 B.; amending Chapter 165, Article V. Supplemental Regulations, Section 60 C. Landscaping of parking areas within the MTOD; amending Chapter 165, Article VI. Supplemental Regulations, Section 77. Motor vehicle service station, convenience store/petroleum station and petroleum station, Sub-section D.; amending Chapter 165, Article VIII, Section 99, Appointment of Planning Board, powers and duties, Section C.; amending Chapter 165, Article VIII, Section 100, Site development plan of the Code of the Town of Farmington; and Chapter 165, Article III, Establishment and Designation of Districts, Section 11, Districts enumerated; and Article III, Establishment and Designation of Districts, Section 12, Zoning Map."

(Insert Title)

Be it enacted by the **Town Board** (Name of Legislative Body)

County  
City  
Town of Farmington  
Village

as follows:

(1)

March 18, 2021

**Section 1.** Chapter 165, Article IV, District Regulations, Section 34.2, entitled "MSOD Main Street Overlay District," is hereby adopted in its entirety to read as follows:

§ 165-34.2. MSOD Main Street Overlay District.

- A. Intent.** The MSOD Main Street Overlay District is based upon the recommendations identified in the report entitled "Street Scape Design Guidelines Route 96 Corridor," prepared by MRB Group, D.P.C., dated May, 2021 and adopted by the Farmington Town Board, on May 25, 2021, by Town Board Resolution # \_\_\_\_ of 2021. State Route 96, between the Victor/Farmington Town Line on the west and extending east to the intersection of State Route 96 with Hook Road and Beaver Creek Road, and extending further east along the north side only of State Route 96 to Fairdale Glen is considered the Town's "main street corridor" area. This area is based upon the defined Hamlet of Farmington, New York area established in cooperation with the New York State Thruway Authority and the Region 4 Office of the New York State Department of Transportation. All site development within this area shall include regulations contained in this section of the Town Code which shall be in addition to the requirements for site development: within the underlying zoning districts; and the provisions set forth below in this section which are based upon the guidelines for landscaping, building foundation plantings, building elevations, street trees, pedestrian-oriented lighting standards, signage, public transportation stops, curbing, driveway spacing, pedestrian crossings, stormwater and other elements of the streetscape including, but not limited to, uniform street light design, benches and trash receptacles. The area allows and encourages the development of mixed-use buildings: first-floor commercial use and second-floor residential use. Transportation options consist of pedestrian-friendly access along street fronts, bike lanes and access to public transit stops.
- B. Delineation of MSOD Main Street Overlay District boundaries.** The MSOD is hereby established as a mapped overlay zoning district. The MSOD shall be delineated upon the Town of Farmington Official Zoning Map as a separate inset delineating the defined main street area, showing those parcels in existence on the effective date of adoption of these overlay district regulations, which are delineated in Appendix B: Main Street Overlay District Map, a part of the document entitled "Town of Farmington Streetscape Design Guidelines Route 96 Corridor," and as may be further amended by land subdivision approved by the Town Planning Board and/or Town Board resolution to amend said Appendix, from time to time. The MSOD inset shall be clearly defined as an overlay district that is in addition to the requirements contained in Chapter 165, Article IV, District Regulations, Section 34. MTOD Major Thoroughfare Overlay District Regulations. Any parcel of land which, at the time of enactment of these regulations, contains frontage along the delineated main street corridor area, or has access to said area via a dedicated street, or shared driveway, shall be considered to be within the boundary of the MSOD.

(2)

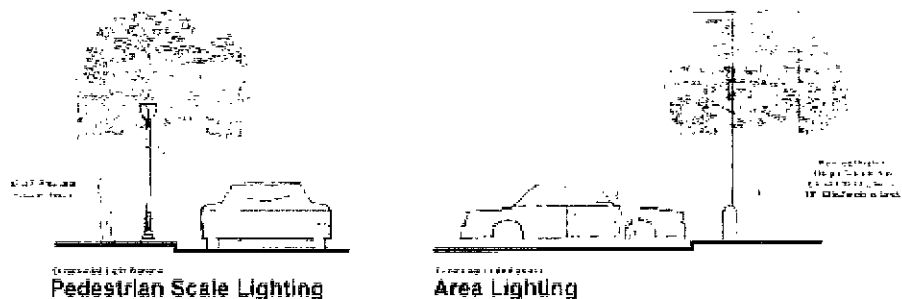
March 18, 2021

- C. Permitted principal uses.** Permitted principal uses within the MSOD Main Street Overlay District shall be: first those allowed within the underlying zoning district and shall be subject to the appropriate principal use provisions and restrictions; and second as regulated by the driveway spacing standards contained in the MTDO Major Thoroughfare Overlay District.
- D. Permitted accessory uses.** Permitted accessory uses within the MSOD Main Street Overlay District shall be those allowed within the underlying zoning district and subject further to the accessory use provision and restrictions of that district.
- E. Special permit uses.** Uses within the MSOD Main Street Overlay District which are first allowed by special permit review and approval by the Town Planning Board shall also be special permitted by the MSOD regulations set forth herein as well as those provisions contained in Chapter 165, Article VIII, Sections 99 and 100 of the Farmington Town Code.
- F. Dimensional requirements.** Dimensional requirements within the MSOD Main Street Overlay District shall be those setbacks, lot size and lot coverage provisions of the underlying zoning district as contained in Schedule 1 of Chapter 165, Zoning Law, of the Farmington Town Code, unless otherwise specified below herein.
- G. Building Setbacks.** Building located within the MSOD Main Street Overlay District shall first be subject to the following setbacks:
- (2) Side yard: 30 feet.
  - (2) From a Town access road: 50 feet.
  - (H) From State Route 96: 70 feet from highway right-of-way.
  - (H) From County Road 8 or 41: 70 feet from highway right-of-way.
  - (5) From State Route 332: 100 feet from highway right-of-way.
  - (6) Front yard setback shall be that portion of a parcel which provides access to and from an adjacent public highway.
- H. Structure Setbacks.** Structures located within the MSOD Main Street Overlay District shall first be subject to the following setbacks:
- (2) No structure, other than an approved streetscape fixture, may be placed within a 30 foot-wide grassed and sidewalk buffer area that is to be located across the property's frontage and as measured from the adjacent highway's edge of pavement.
  - (3)

- (2) All ground-mounted (freestanding) commercial speech business identification sign is to be located a minimum of forty-five (45) feet from the right-of-way line of the adjacent State highway or thirty (30) feet from the right-of-way line of the adjacent Town highway.
- (3) The minimum clearance between the bottom of a ground-mounted (freestanding) commercial speech business identification sign shall be seven (7) feet above existing grade.
- (3) The maximum height for a ground-mounted (freestanding) commercial speech business identification sign shall be twelve (12) feet above existing grade.
- (5) No ground-mounted (freestanding) commercial speech business identification sign may be placed on top of any landscape berm located on the site.

### **I. Site Lighting.**

- (1) Pedestrian-scaled area lighting of the site is required.
- (2) Light fixture style shall be those identified in the adopted "Street Scape Design Guidelines Route 96 Corridor," referenced above in this section. Light fixtures shall be no higher from the finished grade than 12 feet for pedestrian-scaled lighting, and no higher than the greater of 25 feet for a parking lot Areas Lighting.
- (3) The light source shall not be visible from any angle from adjacent streets or properties or the sky. Light fixtures shall be designed and installed so as not to cause illumination to spill beyond the boundaries of the site.



- (4) To provide optimum color rendition of site lighting along the Main Street Corridor all lamps are to be LED types not exceeding 4,000 K.
- (5) Area Lighting located within parking lots shall have a minimum of one-half (0.5) foot-candles and have a light uniformity ratio of 5:1 or lower in all areas , including driveways and pedestrian access routes.

(4)

March 18, 2021

**J. Commercial speech signs.** The following sign regulations for properties located within the MSOD Main Street Overlay District are in addition to the sign regulations contained elsewhere in §§165-38 through 165-49 of this chapter. Where any conflict between these sections arise, the more restrictive regulations shall take precedent.

(1) The following standards for commercial speech signs associated with development occurring within the mapped MSOD Main Street Overlay District when only one (1) principal building, use or activity is proposed upon a single parcel of real property.

[a] No more than one (1) commercial speech building-mounted business identification sign may be erected on that portion of a building's elevation as viewed by motorists traveling along State Route 96. The maximum size of said sign shall not exceed 48 square feet in sign area and shall not be located on any portion of the building's roof.

[b] Where a building fronts along a Town highway and the side or rear elevation of the building fronts along State Route 96 then one (1) commercial speech building-mounted business identification sign may be erected on the building elevation facing the Town highway and one (1) additional building-mounted commercial speech business identification sign may be allowed on the building's elevation facing State Route 96. In this instance the maximum size of the sign facing the Town highway shall not exceed 48 square feet in sign area and the maximum size of the sign to be located on that portion of the building facing State Route 96 shall be 36 square feet in sign area. Neither of these two commercial speech business identification signs may be located on any portion of the building's roof.

[c] Where a building fronts State Route 96 and the side or rear elevation of the building fronts along another public street then one (1) additional commercial speech building-mounted business identification sign may be erected on the building elevation facing the adjacent public highway. In this instance the maximum size of the sign facing State Route 96 shall not exceed 48 square feet in sign area and the maximum size the sign to be attached to that portion of the building's elevation facing the adjacent public highway shall be 36 square feet in sign area. Neither of these two building-mounted commercial speech business identification signs may be located on any portion of the building's roof.

(5)

- [d] Where a building is located along a portion of three (3) or more adjacent public highways then one (1) additional building-mounted commercial speech business identification sign may be erected on the building. In this instance the maximum size of the third sign to be located on that portion of the building's elevation facing the third highway shall be 36 square feet in sign area. No portion of the third building-mounted commercial speech business identification sign may be located on any portion of the building's roof.
  - [e] Commercial speech business identification signs, either building-mounted or ground-mounted, located upon properties lying within the mapped MSOD Main Street Overlay District may only contain the name of the business, the business logo and the street address number. No product advertising shall be allowed on either a building-mounted or ground-mounted commercial speech business identification sign.
- (2) The following standards for commercial speech signs are required for all associated site development occurring within the mapped MSOD Main Street Overlay District where there is more than one (1) building, use or activity proposed upon a single parcel of real property.
- [a] The principal building or use of the property shall be that building, or portion thereof, devoted to a single use which contains the largest building area on the site. There shall only be one (1) principal building located upon a single parcel of real property.
  - [b] The provisions contained in §165-43. B. (2) shall apply to this section of the Farmington Town Code, except as may be further modified below.
  - [c] Where there is more than one (1) principal building located upon a single parcel of real property within the MSOD Main Street Overlay District, such as in the case of a shopping center, plaza, office complex or other multiple commercial-use facility, industrial complex or office park and said principal building is located one hundred (100) feet from the adjacent highway right-of-way line, then the site may have one (1) double-sided ground-mounted commercial speech sign identifying only the name of the shopping center, plaza, office complex or other multiple commercial-use facility, industrial complex or office park. In this instance, the commercial speech sign may be double-sided, ground-mounted (freestanding) with up to 48 square feet in sign area and not more than fifteen (15) feet in height above existing grade.

(6)

March 18, 2021



- [d] Ground-mounted free-standing commercial speech business identification signs for any other building(s) located on this type of setting shall be prohibited.
  - [e] Each individual business tenant that has an exterior entrance to and from a principal building may have one building-mounted commercial speech business identification sign located on the front of the building facing the adjacent public street or common parking lot. Such sign shall not exceed the sum of one square foot of sign area for each linear foot of building frontage devoted to that tenant's use. Any tenant having a second exterior entrance facing more than one public way shall be allowed a second building-mounted commercial speech business identification sign not exceeding eight (8) square feet in sign area.
  - [f] Each individual business tenant on a multiple-tenant site that has a building located in the front portion of the site and is set back from the right of-way of the State, County and Town highways listed above herein, may have a building-mounted commercial-speech business advertising sign placed on the façade(s) of the building facing any of the highways listed above herein. The maximum size of said building-mounted sign shall be forty-eight (48) square feet in sign area.
- K. Additional site plan and special use permit provisions and requirements.** The requirements contained within §§ 165-44.; 165-57. B.; 165-60. C.; 165-99. C.; and 165-100 of this chapter of the Farmington Town Code shall apply to the review and approval of any site development plan or special use permit required within either the MTOD Major Thoroughfare Overlay District and the MSOD Main Street Overlay District.
- L. Through Lot site plan and special use permit additional provisions and requirements.** Any site development within the MSOD Main Street Overlay District that occurs on a Through Lot, as defined in Article II, Terminology, Section 10, Definitions, shall be subject further to the following requirements:
- (1) Where the front façade of a building faces an access road and site access to and from said access road is provided from this portion of the parcel, then the rear yard portion of the parcel shall be defined as that portion of the parcel located between the right-of-way line of the State Route 96 to the building's façade.
  - (2) Where the front façade of a building faces State Route 96 and site access is obtained from said State road, then the front yard portion of the parcel shall be defined as that portion of the parcel between the right-of-way line of the State Route 96 to the front façade of the building.

(7)

- (3) Where the side façade of a building faces a portion of an access road where site access is not provided, then the side yard portion of the parcel shall be defined as that portion of the parcel between the building façade which is parallel to the access road and facing the right-of-way line of the access road.
- (4) Where a site development plan proposes a building to be located upon a Through Lot, then the architectural treatment of the façade(s) of such a building shall be the same for both portions of the building.
- (5) Where a site development plan located on a Through Lot proposes a drive-through service window and/or an automatic banking machine service, then the design of the drive-through service window and/or banking machine service shall complement the façade of the building. In addition, whenever there is to be a drive-through service window and/or an automatic banking machine service that is/are located in close proximity to an adjacent public highway, then a densely planted landscape treatment shall be provided along the entire length of the drive-through aisle(s) that will adequately screen vehicle headlights using these on-site services from adjacent public highways. Said screening shall not exceed 48-inches in height above existing grade of the drive aisle(s).
- (6) Where site development is to be located on a Through Lot then any Commercial Speech Sign shall be permitted as a Building Mounted Commercial Speech Sign(s) and placed upon either side of the building and in accordance with the criteria contained elsewhere in this chapter of the Farmington Town Code. In addition, a single freestanding Commercial Speech Sign may be permitted on a Through Lot, but shall only be allowed within the Front Yard portion of the parcel.

**M. Streetscape Design Requirements.** Site development plan review and approval, as well as Special Use Permit review and approval, by the Town Planning Board for any parcel located within the delineated MSOD Main Street Overlay District, shall include the following site amenities:

- (1) A 30-foot buffer area from the edge of pavement along the Lot Width of a parcel is to be provided. Depending upon underground utilities and future highway lane widening, or turn lanes required by the New York State Department of Transportation or the Ontario County Department of Public Works, a 30-foot minimum buffer area shall be provided from the edge of the turning lane pavement along the Lot Width of a parcel.

(8)

March 18, 2021

- (2) A five-foot (5-foot) wide concrete sidewalk is to be provided across the Lot Frontage of any parcel involved with a site development, or special use permit review and approval. Sidewalks within each parcel are to connect the principal building to the main sidewalk(s) located along State Route 96, or the adjacent public highway. All sidewalks to be located within State or Ontario County rights-of-way are to be built to Town Site Design and Development Criteria Standards.
- (3) Streetlamps, described in Appendix A of the report entitled "Town of Farmington Streetscape Design Guidelines Route 96 Corridor," which is referenced above herein, are to be installed across the frontages of properties within the MSOD. Streetlamps to be located along State Route 96, or the two County Highways (C.R. 8 and C.R. 41) shall be located wherever possible outside the right-of-way of these highways. Said streetlamps are to be placed no further apart than seventy (70) feet along the sidewalks located along adjacent public highways. Streetlamps may be located within Town highway right-of-ways, but only with approval from the Town Highway Superintendent.
- (4) Sidewalks and crosswalks that are installed at Major Street Intersections within the MSOD Main Street Overlay District, shall be in accordance with design criteria required by either the New York State Department of Transportation, or the Town Highway Superintendent, depending upon the highway jurisdiction. Major street intersections with State Route 96 are defined as the following intersections: Elizabeth Way; Mertensia Road; Mercier Boulevard; Commercial Drive and Hook Road/Beaver Creek Road. Should additional public roads be approved as part of any site development plan to intersect with State Route 96 within the MSOD, then those public highways shall be added to the above listing of Major Street Intersections and required sidewalk/crosswalk improvements made. In addition, at these Major Street Intersections, decorative street planting rails and pedestrian Area Lights are to be provided.
- (5) Streetscape furniture (e.g., benches, trash receptacles, etc.) shall be spaced apart at five hundred-(500)-foot intervals, starting at the intersection of State Routes 96 and 322 extending in two directions, both east and west, and along both sides of the State Route 96 highway. The furniture is to match the wood/steel bench design contained in Appendix A of the above referenced "Town of Farmington Streetscape Design Guidelines Route 96 Corridor."

(9)

March 18, 2021

- (6) A separate site landscaping plan shall be provided for all site development and special use permit applications. The landscaping plan shall include a keyed Planting Schedule specifically detailing the quantity, species and size of all plant materials. Landscaping plans shall substantially conform to other landscaping existing within the MSOD Main Street Overlay District, so as to create a uniform appearance. Plant materials shall be liberally located throughout the site. Massing of multiple plants is preferable to the installation of individual plants. A successful site landscaping plan will feature a variety of types (e.g., trees, shrubs, ground covers, perennials, deciduous, evergreen, etc.) and sizes of plant materials. Native plant species shall be used in or near proposed stormwater management areas, and near environmentally sensitive areas (e.g., freshwater wetlands). Additionally, vegetated buffers between varied uses should consist primarily of native plant species such as white pine and white spruce. The use of non-native invasive species is prohibited. These include Japanese Barberry, Norway Maple, Russian Olive and Autumn Olive.
- (7) Street tree specifications. Street trees to be installed shall have a minimum of 2½-inch caliper. Street trees to be installed along the State Route 96 frontage are to be a flowering variety tree having a height to complement the adjacent pedestrian corridor. For site specific street tree plantings guidelines, the Planning Board shall reference those guidelines contained in the above referenced "Town of Farmington Streetscape Design Guidelines," pages 4, 5, 6 and 7.
- (8) Existing site trees. Existing trees shall be preserved wherever practical provided the trees are not diseased or abnormally subject to disease, structurally unsound or misshapen. Any site development plan or special use permit application shall detail existing trees on the parcel under consideration. No site clearing shall be permitted without Planning Board approval and filing of surety with the Town Clerk's Office.
- (9) Berms, shrubs and groundcovers. Planted berms (not exceeding 2 feet to 3 feet in height) shall be provided within the MSOD Main Street Overlay District and planted with shrubs of sufficient height to screen parking lots and drive aisles from the street. Berms and trees are not intended to be located over Town or other private utilities. Shrubs and groundcovers shall provide visual interest in all seasons.

(10)

- (10) Water features. Unless located in a hardscape (e.g., plaza, courtyard, etc.), water features (including ponds and wet areas created as part of the site's stormwater management system) shall be organically shaped and be sympathetic to the site's natural topography. Such facilities should be designed to blend in with the general flow of the landscape and site grading so as not to present abrupt changes in grade, slope, or direction.
  - (11) Stormwater design features. Detailed landscaping plans for stormwater management areas consistent with Design Guidelines and the New York State Stormwater Management Design Manual. Establishing a diverse range of vegetative cover types with suitable plant species for limiting the spread of nuisance and invasive species. Therefore, care shall be taken to incorporate a mixture of trees, shrubs and herbaceous species consistent with naturally occurring ponds, wetlands and streams.
  - (12) Weed control fabric and mulches. Weed control fabric and mulches shall be provided as appropriate. All mulch beds within the MSOD Main Street Overlay District shall be of a natural color mulch (e.g. brown, or black only). No stone or other colors are to be provided within these areas.
  - (13) Large, decorative rocks. Large, decorative rocks or aesthetically pleasing rocks are to be strategically placed within the streetscape buffer areas outside of the rights-of-way and along the walkways to help fill empty space. Clustering of landscaping shall also be considered.
- N. General access management requirements.** The regulations contained in Chapter 165, Article IV, Section 34. I. MTOD Major Thoroughfare Overlay District, also apply to the location and design of driveways and road intersection spacing within the MSOD Main Street Overlay District.
- O. Driveway and street standards.** Properties located within the MSOD Main Street Overlay District shall first be subject to the spacing standards set forth in Chapter 165, Article IV, District Regulations, Section 34. MTOD Major Thoroughfare Overlay District, sub-section J. (1) (a) (1 through 7).
- P. Classification of large development.** The regulations contained in Chapter 165, Article IV, Section 34. K., MTOD Major Thoroughfare Overlay District, also apply to the classification of large development within the MSOD Main Street Overlay District.

- Q. Land subdivision criteria.** The regulations contained in Chapter 165, Article IV, Section 34. L., MTOD Major Thoroughfare Overlay District, also apply to the proposed development of land, which involves the subdivision of land not in effect as of the effective date of the adoption of these MSOD Main Street Overlay District regulations.
- R. Incentives for land development within the MSOD.** In accordance with the provisions of § 261-b of the New York State Town Law, the Town Board, upon an application for Incentive Zoning, as provided for in Chapter 165, Article IV, Section 34.1 of the Farmington Town Code, may grant incentives to proposed development occurring within the MSOD Main Street Overlay District in accordance with the provisions contained in § 165-34.1. M.
- S. Variance standards for development within the MSOD.** The regulations contained in Chapter 165, Article IV, Section 34. N., MTOD Major Thoroughfare Overlay District, also apply to the standards for the Zoning Board of Appeals granting of variances associated with development within the MSOD Main Street Overlay District.

**Section 2.** Amendments to Chapter 165, Article IV, Section 34. MTOD Major Thoroughfare Overlay District, Subsections A., B., C., D., E., F., G., H., I., J., K., L., M. and N are hereby made and shall read in their entirety as follows.

§ 165-34. A. (1) is hereby amended in its entirety to read as follows:

- (6) To restrict and control site access for those parcels of land located along those portions of State Routes 96 and 332, and County Roads 8 and 41, that are located within the MTOD Major Thoroughfare Overlay District and the MSOD Main Street Overlay District, as shown on the Town of Farmington Official Zoning Map. The Official MTOD Major Thoroughfare Overlay District and the MSOD Main Street Overlay District are hereby adopted in order to protect the major commitment of public funds that were used to design, construct and maintain the efficiency and safety of these major highways; to prevent the interference of uncontrolled traffic movements entering and exiting sites with the movement of traffic along these heavily traveled major highways by establishing minimum driveway spacing standards; to prevent the creation of potentially significant traffic congestion problems; to minimize vehicular and pedestrian conflict areas upon sites shown upon the drawings that comprise the Town of Farmington Official Major Thoroughfare Overlay District Map and the Town of Farmington NYS Route 96 Corridor Study, Town of Farmington, Ontario County, NY, Streetscape Standards Study Corridor Map, Appendix B of the adopted Town of Farmington Street Scape Design Guidelines Route 96 Corridor Plan. The Official Major Thoroughfare Overlay District Map is designed to identify the appropriate spacing for signalized
- (12)

intersections, both existing and proposed, that will maintain the flows of the heavy volumes of traffic along these major highways. The Town of Farmington Official Map is also designed to permit appropriate commercial, industrial, business and residential uses along these major highways to be compliant with an officially adopted highway map which is entitled "Official Major Thoroughfare Overlay District Map, Town of Farmington, Ontario County, New York." Said Official Map may be amended from time to time based upon a coordinated review with state, county, and Town highway officials, a County Planning Board referral and recommendation, public hearing and adoption by the Town Board of a local law amending said Official Map.

§ 165-34. G. (3) is hereby amended in its entirety to read as follows:

- (1) Side yard: 30 feet.
- (2) Setback from a Town road: 50 feet.
- (2) Setback from State Route 96, County Road 8 and County Road 41: 70 feet; and setback from State Route 332: 100 feet.

§ 165-34. I. (1) (c) General access management requirements is hereby amended in its entirety to read as follows:

- (c) Driveways shall be limited to a maximum of one curb cut per property unless a traffic impact study demonstrates, and such finding is accepted by the regulatory transportation agency, that additional curb cuts will be beneficial in minimizing traffic congestion along the highway or in improving traffic safety.

§ 165-34. J. (2) (a) and (c) Corner clearance is hereby amended in its entirety to read as follows:

- (a) Corner clearance is to be measured along the road from the center line of the driveway to the closest edge of the road determined by either the New York State Department of Transportation for State Routes 96 and 332, the Ontario County Department of Public Works for County Roads 8 and 41, and the Town of Farmington Highway Superintendent for all Town Roads within the MTOD Major Thoroughfare Overlay District.
- (c) Driveways for corner properties where this is a traffic light, either existing or planned, shall meet or exceed the minimum corner clearance requirements set forth in subsection J. (2) (b) above, unless said driveway is located within the functional boundary of an intersection as delineated on the adopted Town of Farmington Official Major Thoroughfare Overlay District

Map. In those instances, said driveway is to be located based upon the results of a traffic impact statement and permit issued by the appropriate state, county or town department of transportation.

§ 165-34. J. (3) (a) Driveway location is hereby amended its entirety to read as follows:

- (a) Driveway location will be based on a site development plan which has been approved by the Town Planning Board in consultation with either the New York State Department of Transportation, the Ontario County Department of Public Works, or the Town of Farmington Highway Superintendent.

§ 165-34. J. (3) (d) Corner clearance is hereby amended in its entirety to read as follows:

- (d) The Town Zoning Board of Appeals may consider granting an area variance to allow the location of driveways at less than the minimum driveway spacing standards and corner clearance standards

(13)

§ 165-34. J. (3) (d) [4] Corner clearance is hereby established in its entirety to read as follows:

- [4] If a Traffic Impact Study has been prepared and the results thereof accepted by the regulatory transportation agency and the Town of Farmington Planning Board.

§ 165-34. J. (3) (g) Driveway location is hereby established in its entirety to read as follows:

- (g) For properties located within the mapped MTOD Major Thoroughfare Overlay District the following additional criteria shall be met:
  - [1] Prior to approval of any site development plan showing direct access to either State Routes 96 and 332 or County Roads 8 and 41, the applicant and reviewing agency shall explore the potential for consolidating driveways, providing vehicular interconnections and obtaining shared access with adjoining properties.
  - [2] Driveways providing direct access to State Route 332 should be limited to right-in/right-out only, except at signalized intersections or where provisions are made to allow shared access from adjoining properties to the driveway.

(14)



- [3] Driveways should only be placed along highways located within the mapped MTOD Major Thoroughfare Overlay District where adequate sight distance is provided in compliance with AASHTO, ITE, NYSDOT, OCDPW and/or Town of Farmington Highway Superintendent standards.
- [4] Where opportunities exist within the mapped MTOD Major Thoroughfare Overlay District for expansion of public transit service larger scale development projects should be designed and laid out to accommodate public transportation service and to facilitate bus access and circulation through the site as accepted by a public transit agency.
- [5] Development projects should be designed and laid out to accommodate and provide appropriate facilities for pedestrian and bicycle circulation within the site, and to provide connectivity of such facilities to adjoining properties and facilities within the rights-of-way of State Routes 96 and 332, County Highways 8 and 41, and other Town highways within the mapped MTOD Major Thoroughfare Overlay District.
- [6] Sidewalks are to be provided along all sites fronting along State and County highways and other Town highways within the mapped MTOD Major Thoroughfare Overlay District that connect to, or contribute to, the completion of a pedestrian network in the area.
- [7] To the extent practical, the installation of bike lanes and expanded shoulders should be provided along State and County highways and other Town highways within the mapped MTOD Major Thoroughfare Overlay District.

§ 165-34. K. (2) (a) (b) and (c) Classification of large development within the MTOD Major Thoroughfare Overlay District is hereby amended their entirety to read as follows:

- (2) Large developments may be required to mitigate the traffic impacts of their development. Required mitigation may include but is not limited to the construction of traffic signals, turning lanes, medians, combined and shared driveways, internal service or access roads and implementation of public transit improvements and/ or traffic demand management strategies. This requirement may be waived with:
  - (a) New York State Department of Transportation approval of proposed mitigation measures as they may require on or along State Routes 96 and 332.

(15)

March 18, 2021

- (b) Ontario County Department of Public Works approval of proposed mitigation measures as they may require on or along County Highways 8 and 41.
- (c) Town Highway Superintendent approval of proposed mitigation measures as may be required on or along Town Highways.

§ 165-34. M. Incentives for land development within the MTOD Major Thoroughfare Overlay District is hereby amended in its entirety to read as follows:

- M. Incentives for land development within the MTOD Major Thoroughfare Overlay District. In accordance with the provisions of §261-b of New York State Town Law and §165-34.1 of the Farmington Town Code, the Town Board, upon recommendation from the Town Planning Board, may grant zoning incentives to proposed development occurring within the MTOD area when the following conditions are found to exist:
- (1) There are site improvements to ensure the safe and efficient movement of traffic along a road and between the road and properties abutting the road which include, but are not limited to, shared driveways, cross-access driveways, access and service roads, effective internal circulation systems, inter-connected parking, separate vehicular and pedestrian systems, bike lanes and public transportation defined areas.
  - (2) The Town Board, based upon a Town Planning Board recommendation which is first based upon an application for approval of a preliminary site development plan, or preliminary subdivision plat, may grant adjustments to the permissible density, area, height or open space otherwise required in the zoning district; and as further determined to be in compliance with the provisions in § 165-34, 1 of this chapter.
  - (3) The Town Board, in considering such incentives may also consider accepting a cash payment in lieu of amenity to be used to pay for any off-site transportation related improvements within the mapped MTOD Major Thoroughfare Overlay District area to include, but not limited to, installation of sidewalks, delineation of bike lanes, installation of public transportation facilities, including pedestrian signals and crosswalks, and street scape improvements such as those identified in Appendix B of the adopted Town of Farmington Street Scape Design Guidelines Route 96 Corridor Plan.

(16)

**Section 3.** Chapter 165. Section 39. B. Compliance with sign regulations is hereby amended in its entirety to read as follows;

§ 165-39 B. Conformance required. No sign shall be permitted in the Town of Farmington except in conformity with the provisions of this section of the Town Code and §165-34.2 MSOD Main Street Overlay District.

**Section 4.** Chapter 165. Section 43 B. General requirements for erecting and maintaining commercial speech signs is hereby amended in its entirety to read as follows:

§ 165-43 B. Commercial and industrial uses.

- (1) The following additional sign standards shall guide the regulation of all signs associated with projects located in the Main Street Overlay District and any underlying Restricted Business, Neighborhood Business, General Business, Planned Development, Limited Industrial, General Industrial or Incentive Zoning District when only one (1) principal building, use or activity is proposed or exists on a single parcel of real property.
  - (a) Only one (1) building-mounted commercial speech business identification sign may be allowed on the façade of a building facing the adjacent public street, unless said building is adjacent to and visible from a second public street. Then in this instance a second building-mounted commercial speech business identification sign may be allow upon the façade facing the second public street.
  - (b) The total square footage for a second building-mounted commercial speech business identification sign shall be thirty-two (32) square feet.
  - (c) In addition to a building-mounted commercial speech business identification sign, there may be erected one two-sided ground-mounted commercial speech business identification sign upon any parcel fronting along State Route 332. Said commercial speech sign shall not exceed sixty-four (64) square feet in sign area, or extend in height fifteen (15) feet one (1) inch or greater above existing grade. The edge portion of said two-sided ground-mounted business identification sign shall not be located nearer than fifteen (15) feet to  
(17)

a public right-of-way line. Every ground-mounted commercial speech business identification sign shall be subject to sign site plan approval granted by the Planning Board. Every ground-mounted commercial speech business identification sign shall be surrounded at its base by landscaping approved by the Planning Board. The minimum ratio of landscaping required shall be one (1) square foot of ground area for each square foot in sign copy area.

- (d) As an alternative to a building-mounted commercial speech business identification sign or a ground-mounted commercial speech business identification sign for those buildings fronting along State Route 332, there may be an awning sign erected which shall be subject to sign site plan approval by the Planning Board. Awning sign(s) shall be uniform in vertical dimension and height above existing grade. When awning signs are used on buildings located in the same structure (e.g., a commercial plaza, a strip mall, an enclosed commercial mall, office park, or industrial park, the awnings shall be uniform in vertical dimensions, lettering and height above existing grade. In addition, such awnings shall be of the same color and material.
- (2) The following standards shall guide the regulation of all commercial speech signs associated with a site located in any zoning district specified in B (1) above where more than one principal building, use or activity is proposed or exists upon a single parcel or related parcels such as in the case of a shopping center, plaza, office complex or other multiple-use facility:
- (c) A single, double-sided ground-mounted, commercial speech sign up to forty-eight (48) square feet in sign area and not higher than fifteen (15) feet in height may be allowed which identifies the name and street address of the shopping center, plaza, office complex, or other similar activities. Said sign shall be in close proximity to the entrance/exit for the site, but in no instance shall such sign be separated greater than thirty (30) feet from such driveway on the site. Every ground-mounted commercial speech business identification sign shall be surrounded at its base by landscaping approved by the Planning Board. The minimum ratio of landscaping required shall be one (1) square foot of ground area for each square foot in sign copy area.

(18)

- (b) All ground-mounted commercial speech identification sign(s) shall be approved by the Town Planning Board as part of a sign site plan application.
- © Ground-mounted commercial speech business identification sign(s) identifying individual businesses or products shall be prohibited.

**Section 5.** Chapter 165, Section 57. Buffer areas for certain abutting properties, Sub-sections A. and B. are hereby amended in their entirety to read as follows.

§ 165-57 Buffer areas for certain abutting properties.

- A. General provisions. Where a lot in any RMF, RB, NB, GB, LI, GI, PD or IZ District abuts a lot in an A-80, RR-80, RS-25, R-1-15, R-1-10, R-7.2 or R-2 District then on said abutting property line shall have a landscape buffer area of at least 30 feet in depth as part of any site development plan approval by the Planning Board.
- B. Landscape buffer area. Existing plant material and/or landscaping within the landscape buffer area cited above herein may be counted by the Planning Board as contributing to the total buffer yard required between the two adjacent zoning districts provided further that said plant material and planting schedule are deemed acceptable by the Planning Board as part of any site development plan approval. Furthermore, there shall be provided a two (2) year surety guarantee for maintaining this buffer yard commencing at the time of issuance of either a Certificate of Occupancy, or a Certificate of Completion.

**Section 6.** Chapter 165, Article V. Supplemental Regulations, Section 60, Landscaping, Sub-section C. is hereby amended in its entirety to read as follows:

- C. Parking areas within the MTOD Major Thoroughfare Overlay District and the MSOD Main Street Overlay District shall be landscaped and buffered. A reasonable reduction in the size and number of parking spaces required for a project within these two Overlay Districts shall be permitted by the Town Planning Board, as part of any site development plan review and approval, where it can be demonstrated that such a reduction will not create overflow parking problems, will not adversely impact the access roads, and that the additional space will be used for landscaping or open space areas within the site.

**Section 7.** Chapter 165, Article VI. Special Permit Uses, Section 77, Motor vehicle service station, convenience store/petroleum station and petroleum station, Sub-section D. is hereby amended in its' entirety to read as follows:

- D. No motor vehicle service station, convenience store/petroleum station petroleum station shall be located within 1,500 feet of an existing motor vehicle service station, convenience store/petroleum station or petroleum station, or any lot for which a building permit or site plan approval has been issued for the erecting of any of these type stations on the same side of a street. If a motor vehicle service station is located at the intersection of two streets, this distance shall be measured along both streets which abut the property. If a motor vehicle service station, convenience store or petroleum station is located at a signalized intersection, this distance shall not apply, but rather, such motor vehicle service station, convenience store or petroleum station shall comply with all applicable spacing requirements set forth in the MTOD Major Thoroughfare Overlay District and the MSOD Main Street Overlay District regulations contained elsewhere in this chapter. There shall be a maximum of two motor vehicle service stations, convenience store/petroleum stations or petroleum stations at any intersection.

**Section 8.** Chapter 165, Article VIII, Section 99, Appointment of Planning Board, powers and duties, sub-sections A. B. and E. are hereby amended in their entirety to read as follows.

§ 165-99 Appointment of Planning Board; powers and duties.

- A. Pursuant to the provisions of the Town Law applicable thereto, the Town Board shall appoint a Planning Board consisting of the number of members and for the term of years set forth in § 271 of the Town Law. Said members are hereby vested with the powers and duties and are made subject to the limitations set forth in §§ 272, 274-A, Site Plan Review and Approval, 274-B, Approval of Special Use Permits, §§ 276, 277, 278, 279 and 280-a of the Town Law, as the same may be amended, modified or changed from time to time, or any sections subsequently adopted pertaining to the powers and duties of the Planning Board.
- B. The Planning Board shall establish rules of procedure as are required by law and the provisions of this chapter for the transaction of its business, and may amend, modify and repeal the same from time to time.
- E. Special use permits. The Town of Farmington Planning Board, in accordance with the provisions of § 274-B of New York State Town Law, is hereby given the authority to issue special use permits for those uses listed in Article VI. Special Permit Uses, of Chapter 165 and subject to the following provisions:

(20)

- (1) An application for special use permit review and approval shall be made in writing on the appropriate forms and shall be filed with the Code Enforcement Officer, who shall forward such application to the Town Planning Board. An application for special use permit review and approval shall require and be made in tandem with application for site plan review and approval for the proposed project. These two applications shall be subject to the same information submission requirements and shall follow one review and approval process as outlined in § 165-100. The application for special use permit review and approval shall be considered during the hearing on the preliminary site plan. Separate fees shall be required of the applicant in order to process the special use permit application and site plan application. Such fees shall be established by the Town Board in accordance with the provisions of § 165-102 of this chapter.
- (2) In addition to the information submission requirements of § 165-100, the Town Planning Board may require an application for special use permit review and approval to be accompanied, in the following cases, by a transportation impact analysis, to be prepared by the applicant, and reviewed by the Town Planning Board for:
  - (b) Any development which proposes direct access to a collector or arterial road that is located outside of the boundaries of the MTOD Major Thoroughfare Overlay District or the MSOD Main Street Overlay District.
  - (b) Any development which proposes direct access to a collector or arterial road that is located on property within the boundaries of the MTOD Major Thoroughfare Overlay District, or the MSOD Main Street.
  - © Any residential development which proposes more than 25 dwelling units.
  - (b) The transportation impact analysis shall include the following:
    - (b) A description of the proposed site and the existing highway network within a one-mile radius of the site, including relationship of the site to existing and proposed access roads.
    - (b) A detailed description of road conditions and characteristics, including but not limited to grades, pavement widths and surface conditions within one-quarter mile radius of the site.

(21)

- (c) The locations of intersections, traffic signals, public transportation facilities, sidewalks, trails and bike lanes located within a one-half mile radius of the site.
  - (d) A description of existing traffic conditions, including average daily traffic volumes, design hour volumes, roadway and intersection capacities and levels of service for each road or highway impacted by the project.
  - (e) A determination of the development's anticipated transportation impact, using standard trip generation rates and accepted traffic modeling methodologies that consider effects on adjacent development and the need for access controls or additional traffic control devices.
  - (f) For development located on property within the boundaries of the MTOD Major Thoroughfare Overlay District or the Main Street Overlay District, an analysis of the project's potential transportation impacts upon proposed the future transportation system and upon proposed future access roads serving the development site.
  - (g) Existing and past development for bicycle/pedestrian levels and quality of services.
- (4) Approval by the Town Planning Board of any special use permit shall be contingent on a finding by the Board that the proposed project or development will, as applicable:
- (a) Provide adequate and safe site access for vehicles as well as bicyclists and pedestrians.
  - (b) Provide adequate site utility service, including water supply, sewage and refuse disposal, and compliance with the Town's MS4 Stormwater Management Program.
  - (c) Comply with the requirements for provision of future site access via access roads, as outlined in the Route 96/Route 332 Corridor Development Plan, as adopted and amended by the Town of Farmington, for development to be located on property within the boundaries of the MTOD Major Thoroughfare Overlay District and the MSOD Main Street Overlay District.



- (d) Be compatible with and enhance, to the greatest extent possible, the existing natural features of the site and surrounding area.
  - (e) Relate in an adequate and appropriate manner to and in general be compatible with the existing land use and zoning patterns in the immediate area.
  - (f) Comply, to the greatest extent possible, with the applicable site design criteria contained in the Town of Farmington Site Design and Development Criteria, and other zoning district requirements outlined in Article VI of this chapter.
- (5) Approval by the Town Planning Board of any special use permit shall be contingent on a finding by the Board, that the proposed project or development will not, as applicable:
- (h) Adversely affect the orderly development and character of the surrounding neighborhood, or the community.
  - (b) Become a nuisance to neighboring land uses as the result of the production of obnoxious or objectionable noise, dust, glare, odor, refuse, fumes, vibrations, unsightliness, contamination, or other similar conditions.
  - € Create hazards or dangers to the general public or to persons in the vicinity of the project from fire, explosion, electricity, radiation, crowds, traffic congestion, parking of automobiles or other similar conditions.
  - (h) Cause undue harm to or destroy existing sensitive natural features on the site or in the surrounding area or cause adverse environmental impacts, such as significant erosion and/or sedimentation, slope destruction, flooding or ponding of water or degradation of water quality.
  - (h) €Be incompatible with the type, extent and direction of building development and/or the creation of access roads or ingress/egress points for the site and surrounding areas, as proposed in the latest edition of the adopted Town of Farmington Comprehensive Plan or in the Route 96/Route 332 Corridor Development Plan, as adopted and amended by the Farmington Town Board.

- (f) Destroy or adversely impact significant historic and/or cultural resource sites.
  - (g) Create disjointed vehicular, bicycle, or pedestrian circulation paths or conflicts.
  - (h) Provide inadequate landscaping, screening or buffering between adjacent uses which are determined by the Planning Board to be incompatible with the proposed project.
- (6) The Town Planning Board shall review the application for special use permit approval based on the criteria and considerations listed above as well as those listed in Article VI of this Chapter. Should the applicant, based on the findings of the Board, fail to meet any one of the criteria or requirements listed above or those listed in Article VI, either because of the basic nature and design of the project or the lack of appropriate mitigating measures, then the request for approval of a special use permit shall be denied. Should the applicant, based on the findings of the Board, meet all of the criteria or requirements listed, either because of the basic nature and design of the project or the inclusion of appropriate mitigating measures, then the request for special use permit approval shall be granted. The Town Planning Board may approve an application for a special use permit, subject to appropriate conditions and/or the inclusion of mitigating measures that will ensure compliance with the criteria and requirements listed above and in Article VI of this Zoning Chapter.

**Section 9.** Chapter 165, Article VIII, Section 100, Site development plan, is hereby amended as follows.

§ 165-100 A. Site development plan.

A. (1) (a) Principal uses: All principal uses permitted in this chapter are subject to site development plan approval, with the only exceptions being as follows:

- [c] General farming or nursery uses permitted by right on land located within the established Ontario County Consolidated Agricultural Use District #1; and

A. (1) (b) Accessory uses: Add a new sub-section [3] to read in its entirety as noted below:

- [3] Building-mounted, building-integrated and ground-mounted solar photovoltaic (PV) systems designed for on-site consumption of electrical energy.

(24)

§ 165-100 C. Applications for preliminary site development plan approval.

C. Applications for preliminary site plan approval. All preliminary applications for site plan approval shall be made in writing to the Town Code Enforcement Officer (CEO), on appropriate forms, and shall include, as required by the CEO or the Town Planning Board at the sketch plan hearing, drawings, maps or other relevant documents that present the necessary information, taken from the following list (maps and drawings submitted as a part of preliminary site plan applications shall be prepared by a New York State licensed engineer, architect, landscape architect or land surveyor with exemption, and shall be certified by the seal or signature of such engineer, architect or surveyor):

(1) Preliminary site plan checklist: amend sub-section (k) to read in its entirety as noted below:

(k) For projects located on property located within the MTOD Major Thoroughfare Overlay District or the MSOD Main Street Overlay District, descriptions and locations of existing and proposed means of ingress and egress from the property to State Routes 96 or 332, including provisions for required access from the site to future access roads.

(2) § 165-100. C. (2) is hereby amended in its entirety to read as follows:

C. (2) For projects located on parcels within the MTOD Major Thoroughfare Overlay District or the MSOD Main Street Overlay District, a written statement shall be provided by the applicant, which outlines the project's conformance or nonconformance with the standards and criteria for site design within the underlying zoning district; and the design standards for site access contained within the intent and objectives of the Route 96/ Route 332 Corridor Development Plan, as adopted and maintained by the Farmington Town Board.

(3) § 165-100. C. (3) is hereby amended in its entirety to read as follows:

C. (3) A letter of intent, prepared by the applicant or his designated representative or agent, shall accompany the preliminary site plan application and shall include a statement outlining the proposed project, the owner of the property and any proposed buildings, the project builder or contractor, if known, and a proposed construction schedule. Additional information may include data on the nature and

(25)

legal status of existing and proposed easements, access agreements, a description of all deed restrictions or covenants applicable to the property, principals involved in the financing of the project, and any other information deemed necessary by the Code Enforcement Officer or Town Planning Board.

§ 165-100. D. is hereby amended in its entirety to read as follows:

- D. Planning Board review of preliminary site plans located within the mapped MTOD Major Thoroughfare Overlay District and the MSOD Main Street Overlay District is to be based upon uniform architectural and landscaping standards that promote tourism, protect the public welfare and preserve uniform site development by requiring new construction which is *located along this Gateway to the Finger Lakes corridor of our community* to adhere to the provisions contained in the Town Planning Board's adopted site design guidelines and to the following provisions:

§ 165-100 D. (1) General Considerations. The following amendments are hereby made to the following sub-sections (b), (c) and (o).

- (b) For projects located on parcels within the MTOD Major Thoroughfare Overlay District or the MSOD Main Street Overlay District, the adequacy of provisions for required access to adjacent public streets and the impact of required future access changes on internal parking and vehicular circulation patterns.
- (c) The adequacy and arrangement of pedestrian and bicycle access and circulation into and through the site, including separation of pedestrian and vehicular traffic, location and design of walkways, bike lanes, sidewalks, control of pedestrian/vehicular conflicts at intersections and overall pedestrian convenience and safety within the site; the adequacy of facilities designed to assist handicapped persons using the facility.
- (o) The proposed construction schedule or phasing of the project and its relationship to overall project design; for projects located within the MTOD Major Thoroughfare Overlay District or the MSOD Main Street Overlay District, the relationship of the proposed construction schedule or phasing of the project with the establishment of future nearby access roads for site access.

§ 165-100 D. (3) General Considerations. The following amendment is hereby made to sub-section 165-100.D. (3) (1).

- (1) The Town Planning Board is hereby authorized to require, as part of site plan approval, that the exterior design of all structures, buildings and landscaping on property located within the mapped MTOD Major Thoroughfare Overlay District and the mapped MSOD Main Street Overlay District, excluding single-family detached or two-family dwellings, be made in accordance with the Town site design guidelines for State Route 332 and State Route 96.

§ 165-100 D. (4) General Considerations. The following amendment is hereby made to section 165-100 D. (4).

- (4) The Town Planning Board shall require a separate landscaping plan to be presented for all sites located within the mapped MTOD Major Thoroughfare Overlay District and the mapped MSOD Main Street Overlay District, excluding single-family detached or two-family dwellings, to be made in accordance with the adopted site design guidelines by the Town Planning Board.

§ 165-100 H. (4) Application for final detailed site plan approval. The following amendment is hereby made to section 165-100 H. (4).

- H. (4) In taking action on applications for final site plan approval, the Town Planning Board shall ensure that, to the maximum extent possible, the minimum requirements of this chapter have been met or that appropriate variances have been granted by the Town Zoning Board of Appeals. The Town Planning Board may impose additional restrictions or conditions on applications for final site plan approval beyond the general requirements of the Town Zoning Law but within the scope and authority of this section if it determines that such restrictions or conditions are necessary to ensure project conformance with generally accepted planning, engineering and design standards and criteria, to minimize the project's adverse impact on adjacent land uses, transportation network or other physical or environmental features or are directly related to the health, safety or general welfare of the community. Such additional restrictions or conditions shall be in the form of a resolution of approval, to be signed by the applicant as a condition of final site plan approval. For projects to be located on parcels within the MTOD Major Thoroughfare Overlay District or the MSOD Main Street Overlay District, the resolution of approval shall include the statement indicating acceptance of and agreement with the requirements for provision  
(27)

of future access to the project site, as shown and designed in the final site plan and as outlined in the Route 96/Route 332 Corridor Development Plan, as adopted and as may be amended from time to time by the Farmington Town Board.

**Section 10.** Chapter 165, Article III, Establishment and Designation of Districts, Section 11, Districts enumerated, is hereby amended as follows.

§165-11 Districts enumerated.

Add MSOD Main Street Overlay District to this Section of Chapter 165.

**Section 11.** If any clause, sentence, paragraph, section or part of this local law shall be adjudged by any court of competent jurisdiction to be invalid, such judgment shall not affect, impair or invalidate the remainder thereof, but shall be confined in its operation to the clause, sentence, paragraph, section or part thereof directly involved in the controversy in which such judgment shall have been ordered.

**Section 12.** This local law shall take effect immediately upon filing with the Secretary of State of the State of New York.



**(Complete the certification in the paragraph that applies to the filing of this local law and strike out that which is not applicable.)**

**1. (Final adoption by local legislative body only.),**

I hereby certify that the local law annexed hereto, designated as local law No. 6 of 2021 of the Town of Farmington was duly passed by the Farmington Town Board on March 23, 2021, in accordance with the applicable provisions of law.

**2. (Passage by local legislative body with approval, no disapproval or repassage after disapproval by the Elective Chief Executive Officer<sup>1</sup>.)**

I hereby certify that the local law annexed hereto, designated as local law No. \_\_\_\_\_ of 20\_\_ of the (County)(City)(Town)(Village) of \_\_\_\_\_ was duly passed by the \_\_\_\_\_ on \_\_\_\_\_, 20\_\_, and was (approved)(not approved)(repassed after disapproval) by the \_\_\_\_\_ and was deemed duly adopted on \_\_\_\_\_, 20\_\_ in accordance with the applicable provisions of law.

**3. (Final adoption by referendum.)**

I hereby certify that the local law annexed hereto, designated as local law No. \_\_\_\_\_ of 20\_\_ of the (County)(City)(Town)(Village) of \_\_\_\_\_ was duly passed by the \_\_\_\_\_ on 20\_\_, and was (approved)(not approved)(repassed after disapproval) by the \_\_\_\_\_ on \_\_\_\_\_, 20\_\_. Such local law was submitted to the people by reason of a (mandatory)(permissive) referendum, and received the affirmative vote of a majority of the qualified electors voting thereon at the (general)(special)(annual) election held on \_\_\_\_\_, 20\_\_, in accordance with the applicable provisions of law.

**4. (Subject to permissive referendum and final adoption because no valid petition was filed requesting referendum.)**

I hereby certify that the local law annexed hereto, designated as local law No. \_\_\_\_\_ of 20\_\_ of the (County)(City)(Town)(Village) of \_\_\_\_\_ was duly passed by the \_\_\_\_\_ on \_\_\_\_\_, 20\_\_, and was (approved)(not approved)(repassed after disapproval) by the \_\_\_\_\_ on \_\_\_\_\_, 20\_\_. Such local law was subject to permissive referendum and no valid petition requesting such referendum was filed as of \_\_\_\_\_, 20\_\_, in accordance with the applicable provisions of law.

<sup>1</sup> Elective Chief Executive Officer means or includes the chief executive officer of a county elected on a county- wide basis or, if there be none, the chairperson of the county legislative body, the mayor of a city or Village, or the supervisor of a Town where such officer is vested with the power to approve or veto local laws or ordinances.

**5. (City local law concerning Charter revision proposed by petition.)**

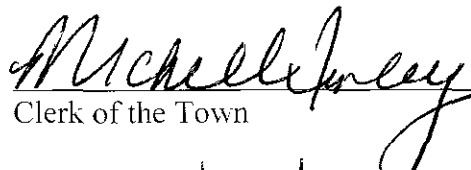
I hereby certify that the local law annexed hereto, designated as local law No. \_\_\_\_\_ of 20\_\_ of the City of \_\_\_\_\_ of having been submitted to referendum pursuant to the provisions of section (36)(37) of the Municipal Home Rule Law, and having received the affirmative vote of a majority of the qualified electors of such city voting thereon at the (special)(general) election held on \_\_\_\_\_, 20\_\_, became operative.

**6. (County local law concerning adoption of Charter.)**

I hereby certify that the local law annexed hereto, designated as local law No. \_\_\_\_\_ of 20\_\_ of the County of \_\_\_\_\_, State of New York, having been submitted to the electors at the General Election of November \_\_, 20\_\_, pursuant to subdivisions 5 and 7 of section 33 of the Municipal Home Rule Law, and having received the affirmative vote of a majority of the qualified electors of the cities of said county as a unit and a majority of the qualified electors of the Towns of said county considered as a unit voting at said general election, became operative.

**(If any other authorized form of final adoption has been followed, please provide an appropriate certification.)**

I further certify that I have compared the preceding local law with the original on file in this office and that the same is a correct transcript therefrom and of the whole of such original local law, and was finally adopted in the manner indicated in paragraph 1, above.

  
Clerk of the Town

Date: 3/24/2021

(Seal)

Town Supervisor  
Peter Ingalsbe  
315-986-8100 opt 2

Deputy Supervisor  
Steven Holtz

Town Clerk  
Michelle Finley  
315-986-8100 opt 1

# TOWN OF FARMINGTON



Town Councilmen  
Michael Casale  
Steven Holtz  
Ron Herendeen  
Nate Bowerman

1000 County Road 8, Farmington, New York 14425

*"The Gateway to Ontario County" (Exit 44 NYS Thruway)  
The Town of Farmington is an Equal Opportunity Provider*

TDD 1-800-662-1220

## Justices

John E. Gligora  
315-986-3113

Morris H. Lew  
315-986-8195

Highway Supt.  
Don Giroux  
315-986-5540

Water & Sewer Supt.  
Robin MacDonald  
585-924-3158

## Assessor

Michelle Nicodemus  
315-986-8100 opt 4

Code Enforcement Office  
Dan Delpriore  
315-986-8100 opt 3

[www.townoffarmingtonny.com](http://www.townoffarmingtonny.com)

## RESOLUTION #135-2021

Councilman Casale offered the following Resolution, seconded by Councilman Holtz:

### RESOLUTION TO ADOPT THE TOWN OF FARMINGTON OF LOCAL LAW NO. 6 OF 2021 ENTITLED MAIN STREET OVERLAY DISTRICT (MSOD) AND OFFICIAL ZONING MAP AMENDMENT

**WHEREAS**, a resolution was duly adopted by the Town Board of the Town of Farmington for a public hearing to be held by said Town Board on March 23, 2021, at 7:00 p.m. at the Farmington Town Hall, 1000 County Road 8, Farmington, New York, to hear all interested parties upon the above referenced proposed Local Law; and

**WHEREAS**, notice of said public hearing was duly advertised in the official newspaper of the Town of Farmington, on March 2, 2021 and other notices required to be given by law were properly served, posted or given; and

**WHEREAS**, said public hearing was duly held on March 23, 2021, at 7:00 p.m. at the Farmington Town Hall, 1000 County Road 8, Farmington, New York, and all parties in attendance or all parties participating remotely were permitted an opportunity to speak on behalf of or in opposition to said Proposed Local Law, or any part thereof; and

**WHEREAS**, the Town Board has given consideration to the Ontario County Planning Board's referrals No. 46-2021 and No. 46.1-2021, dated March 10, 2021 and their recommendations of approval of this Action; and

**WHEREAS**, the Town Board of the Town of Farmington, after due deliberation, finds it in the best interest of the Town of Farmington to adopt said Local Law.

**NOW, THEREFORE, BE IT RESOLVED**, that the Town Board of the Town of Farmington hereby adopts said Local Law No. 6 of 2021, entitled "MAIN STREET OVERLAY DISTRICT (MSOD) AND OFFICIAL ZONING MAP AMENDMENT," a copy of which is attached hereto and made a part of this resolution.

**BE IT FURTHER RESOLVED**, that the Town Clerk be and she hereby is directed to enter said Local Law in the minutes of this meeting and in the Local Law Book of the Town of Farmington, and to give due notice of the adoption of said local law to the New York State Secretary of State.

**BE IT FURTHER RESOLVED**, that upon receipt from the New York State Secretary of State of the filing of this local law, that a copy of said local law is to be provided to General Code Publishers along with a request for amending the Town Code Books accordingly.

**BE IT FINALLY RESOLVED**, that upon receipt of the filing of the above referenced local law with State's Secretary of State, the Town Director of Planning and Development and the Town Clerk are to prepare a resolution for amending the Town's Official Zoning Map in accordance with the provisions of Chapter 165, Article III, Section 12 of the Farmington Town Code.

I, Michelle Finley, Town Clerk of the Town of Farmington do hereby certify that the aforementioned resolution was passed by the Town Board of the Town of Farmington on March 9, 2021, by the following vote:

	<u>Aye</u>	<u>Nay</u>	<u>Absent</u>
Peter Ingalsbe	X		
Michael Casale	X		
Steven Holtz	X		
Ron Herendeen	X		
Nate Bowerman	X		

## STATE OF NEW YORK ONTARIO COUNTY

This is to certify that I, Michelle Finley, Town Clerk of the Town of Farmington, in the said County of Ontario, has compared the foregoing copy of Resolution No. 135-2021 -  
**RESOLUTION TO ADOPT THE TOWN OF FARMINGTON OF LOCAL LAW NO. 6 OF 2021 ENTITLED MAIN STREET OVERLAY DISTRICT (MSOD) AND OFFICIAL ZONING MAP AMENDMENT**

with the original now on file in this office, and that the same is a correct and true transcript of such originals and the whole thereof.

TOWN OF FARMINGTON

*In Witness Whereof*, I have hereunto set my hand and affixed the seal of said Town this 24<sup>th</sup> day of March 2021.

SEAL

Michelle Finley MMC, RMC  
Farmington Town Clerk Ontario County

# APPENDIX E

L.L. #6 OF 2009 – MTOD GUIDELINES

**TOWN OF FARMINGTON BOARD RESOLUTION  
MAJOR THOROUGHFARE OVERLAY DISTRICT (MTOD) SITE DESIGN GUIDELINES 2020**

**ADOPTED FEBRUARY 19, 2020**

**WHEREAS**, the Town of Farmington Planning Board (hereinafter referred to as Board), in accordance with the provisions of Chapter 165, Section 100. D. (3) of the Town Code, has reviewed the above reference Action; and

**WHEREAS**, the Board has previously made a determination of significance under Article 8 of the New York State Environmental Conservation Law (the State Environmental Quality Review [SEQR] Regulations) upon this Action.

**NOW, THEREFORE, BE IT RESOLVED** that the Planning Board does hereby accept the Site Design Guidelines for the calendar year 2020 as provided for in Local Law #6 of 2009, per the document appended to these minutes.

**BE IT FINALLY RESOLVED** that a certified copy of these Guidelines is to be filed with the Town Clerk's Office, posted on the Town's website and distributed to members of the Planning Board, Town Development Staff, Town Engineer and made available to the general public upon request.

### **1. Adoption by the Board**

The creation of this Site Design Criteria Manual is an implementation action identified in the adopted *Town of Farmington Comprehensive Plan*. The following site design guidelines are hereby established by the Farmington Town Board as part of Chapter 165, Section 100, of the Farmington Town Code and the powers provided to the Board as set forth in Sections 271 and 274 b of the New York State Town Law. These guidelines shall remain in effect each year subject to Board review and adoption as part of their annual organizational meeting, or at other times subject to formal Board action. Certified copies of this Manual are on file in the Town Development Office and may be purchased from the Town Clerk's Office during normal business hours. A copy of these Site Design Guidelines is available online at the Town's website [www.townoffarmingtonny.com](http://www.townoffarmingtonny.com).

### **2. Authority**

These guidelines are provided for in Local Law Number 6 of 2009, adopted by the Town Board on December 22, 2009, and also adopted thereafter annually by Board resolution. When adopted they establish standards for Site Plan approvals as provided for under the established provisions of the Town Code. These guidelines pertain to all applications subject first to Site Plan approval by the Board as provided for in Chapter 165 of the Town Code. The Board reserves the right to modify, waive or request additional requirements depending upon the scope, location or nature of development. It is hereby declared the Board's intent to be consistent in applying the standards of these guidelines throughout the Town where site plan approval is required.

### **3. Overall Site Design Objectives**

The purpose of these Site Design Guidelines is to communicate to applicants the expectations that the Board has for enhancing the appearance of development in Farmington through its site plan approval process by:

- a. fostering attractive building and site designs with enduring aesthetic appeal;
- b. fostering attractive, inviting, pedestrian-friendly designs that are likely to evoke a strong “sense of place;”
- c. fostering designs that have continuity with the best design traditions and values of the community;
- d. fostering designs which are likely to evoke feelings of pride in one’s community;
- e. fostering the preservation and enhancement of significant views and characteristics of the natural landscape including topographic and water course features;
- f. enhancing the use and pedestrian appeal of spaces around and between buildings for the enjoyment of the public;
- g. promoting and enhancing the interconnection of on-site pedestrian walkways with off-site pedestrian access ways;
- h. encouraging opportunities to allow pedestrian accessibility to areas with strong natural features such as wooded areas, wetlands and water courses, by the attainment of public rights-of-access, and
- i. promoting multi-modal travel between adjacent sites.

### **4. Relationship to Surrounding Neighborhoods and Land Use**

The design of buildings and sites should be undertaken by design professionals who are sensitive to the surrounding landscape, views and character of the community. Site and building designs are expected to have cohesive, appealing stand-alone design qualities as well as to have design scale and design continuity that allows them to compliment and enhance the best design traditions of the community.

### **5. Architectural Design Characteristics**

The Board expects that building design professionals will be sensitive to the character of residential areas adjacent to a site that is seeking Site Plan approval. In addition, the Board



expects that building design professionals will be sensitive to the site improvements which will also be attractive and appropriate to the character of adjacent sites.

The Board and its consultants will review the scale and design character of proposed building and site designs, and require design treatments that are appealing to, and in scale with, pedestrian neighborhoods whenever possible. Such design treatments may include, but are not limited to, the following:

- a. *Façades, roof forms and exterior walls.* Façades, roof lines and exterior walls should have three dimensional variations to provide interest and variety. In large buildings, suggested techniques include: organizing large building masses into a series of smaller masses; providing offsets in exterior walls; providing an accent form or forms, and providing a variation in roof lines or heights that are compatible with the design theme. The areas and patterns of glazing used in façades should be interesting and compatible with the three-dimensional design of the building.

Exterior walls above grade that are attached to buildings should appear to be integral to the building, i.e., walls attached to brick building surfaces should be brick. Other above grade screening walls, such as dumpster enclosures or transformer screen walls, should match materials and colors used in the building façade.

- b. *Building entrances.* Building entrances should be interesting, attractive, obvious, in scale with the building façade and have a weather cover that is a permanent component of the building extending outward from and above the entrance and providing shelter from the elements. In no instance will a canvas canopy suffice for adequate covering of a building entrance. In addition, depending upon the orientation of the entrance on the site, additional design considerations shall be required so as to adequately protect persons entering and exiting the building. Individual tenants should have separate entrances.
- c. *Screening of equipment.* Rooftop screening equipment shall appear to be integral with the building design. That is, parapet walls or sloped roof forms integral to the design of the building are preferred. Other equipment located at grade such as compactors, dumpsters, HVAC equipment, electrical transformers and switchgear located on site shall be totally screened from public view in a manner approved by the Board. Screening materials and design should be attractive and compatible with the building design and overall landscape design.
- d. *Color and material of primary building components.* The Board has a preference for the use of brick and clear glass as primary façade materials. Alternative materials may be chosen if they are more appropriate to adjacent residential communities. Where other materials are being proposed, the Board may ask that brick be incorporated as a major component. The use of reflective glass, split face concrete masonry units or metal siding is discouraged. Façade material colors

should be selected to avoid being dreary and also to avoid being excessively bold.

- e. *Character of exterior space.* Exterior space design is an integral component of good site design. Special attention should be taken in the design and coordination of landscape treatments of exterior spaces around and between buildings to allow them to be inviting and attractive to pedestrian users. Well-designed exterior spaces will soften the impact of a building on a site and help it appear to belong there. There should be an exterior design concept on each project and it should complement the building design. Opportunities to embellish pedestrian gathering spaces with compatible landscape accessories are encouraged. Landscape planting, pedestrian paving treatments and landscape accessories will be requested between the parking lot or driveway curb lines and primary building façades. Larger areas of pedestrian walkway pavements should be subdivided by aesthetically arranged control and expansion joint patterns. The Board encourages the use of colored unit pavers for incorporation into the overall hardscape design layout to provide pattern and color variation to other more standard paving materials and to accent the location of landscape accessories such as tree grates, tree guards, planters, plant beds, trash containers and bicycle stands. For additional information, see Section 9 of these Guidelines.
- f. *Building canopies and canopy lighting.* The Board may allow back lighted canopies up to eight (8) feet wide and eight (8) feet in height over the entire main entrance area to a building. Lighting fixtures, lamps or lenses may not project below canopy soffits. Back lighting larger canopies is not recommended. The underside of building canopy heights shall not exceed fourteen (14) feet above grade or pedestrian/vehicular pavement surface below. Canopy colors, excluding signage graphics, should not be bright attention-getting colors. In no event shall a canvas awning be accepted as a suitable canopy covering for a building entrance under these guidelines.
- g. *Gasoline pump canopies.* Canopies covering gasoline pump islands, which are freestanding or attached to buildings, should not be back lighted, except for any approved signage or logo. Any lighting of the area underneath the canopy that covers the gasoline pump islands shall be down ward oriented and fully shielded to reduce glare. Canopies covering gasoline pump islands should not exceed fourteen (14) feet in height above grade or pavement surface below.
- h. *Prototype building designs.* Prototype building designs will be considered if they are consistent in design, material, color and detail with the design intent of these Guidelines. The Board reserves the right to require design alterations to standard building designs that the Board deems to be inconsistent with the general intent of these Site Design Guidelines.

## 6. Building and Site Lighting

Site and exterior building lighting should be similar in color of light. The Board preference is for LED lamped site lighting (as opposed metal to halide or sodium vapor). Exterior building lighting should have a light color that is compatible with the LED light color. Pedestrian walkway lighting should be appropriate in style with the design character of the space and should not exceed fourteen (14) feet above surrounding grade. Parking lot light poles should not exceed thirty (30) feet mounted on a maximum three (3) foot base and should be located within landscaped islands or on lawn area wherever possible. All building mounted exterior light fixtures must be shown on building elevations and must be approved by the Board for design location and fixture color. All building mounted lighting and site lighting shall be shielded from adjoining properties and public rights-of-way. Light cut-sheets and distribution patterns shall be submitted with all lighting plans.

Subtle landscape lighting shall not glare into vehicular or pedestrian circulation areas. Landscape lighting design components include, but are not limited to the following:

- a. Exterior electrical outlets at building canopies and at tree bases that allow building managers to provide seasonal low wattage mini-lights is encouraged.
- b. Subtle landscape lighting may include lighted bollards along walkways, surface-mounted exterior lighting to highlight or backlight plant materials and subsurface light fixtures that are recessed below finished grade. These should be located to highlight plants and portions of building walls.
- c. Building façade lighting should be subtle in nature and could ideally be accomplished with upward directed landscape lighting that filters through, or backlights, landscape plantings onto building walls.
- d. The use of bright colors, neon or similar materials, motion lighting, strobe lights and similar attention-getting lighting devices is strongly discouraged.

See Section 8.c for additional information.

## 7. Site and Building Signage

Sign graphics and lighting should be designed to allow for clear communication, but should otherwise not be over lighted. Signs with exterior illumination shall not glare into vehicular or pedestrian traffic areas. Internally illuminated signs should have the sign letters and logos highlighted with dimmer background lighting of the sign. This concept applies to all site and building signage, including traffic control signs. Sign site lighting should not glare to either on-site or off-site locations. The wattage of sign lighting should be submitted for Board review as part of any Site Plan or Sign Site Plan application.

Larger signs that are allowed by Code which are attached directly to buildings should have separate letters with no box or cabinet background.

## 8. Site Design Characteristics

The natural characteristics (e.g., tree masses, streams, topography, etc.) of each site should be preserved and enhanced where possible.

The Board encourages the incorporation of curved edges and surfaces where possible as accents in the layout of pedestrian walkways, planting beds, finish grade contours, ponds and drainage swales to achieve a more natural appearance. Drainage ponds and swales with straight edges should be avoided wherever possible.

Finish grading plans should incorporate soft, irregular, undulating, landscaped earth forms to enhance pavement and plant locations and to provide an appealing visual transition between parking areas and both streets and neighboring parcels.

Site amenities such as pedestrian walkways and landscape accessories should be included where space allows. This adds to the pedestrian friendly appeal of exterior spaces. See Section 10 for additional information.

The following is a checklist of landscape considerations and features that should be incorporated into the landscape designs for all site plans:

- a. *Preservation of natural character.* Try to preserve all of the best natural resources of the site, such as trees, stream, rock out-croppings, natural topography, view-scapes and wetlands.
- b. *Viewscales.* Carefully study the site's good, as well as bad, views. Analyze preliminary site views for both positive and negative attributes.
  - 1) Keep attractive views open and framed for greatest landscape value.
  - 2) Screen out unattractive and objectionable views either by constructing structures or by an aesthetically unique landscape design.
  - 3) The landscape design should have unity, harmony and fitness to use. There must be a harmonious landscape relationship with the vertical and horizontal lines of the buildings.
- c. *Landscape lighting design standards.* The Board recommends the use of landscape lighting to create soft night lighting of plants, where appropriate. Lighting designs should incorporate two or more of the following techniques based on available opportunities.

- 1) Down Lighting is the most natural and efficient form of lighting like sunlight or moonlight. The light sources are hidden and directed straight down through plant and tree material.
- 2) Up Lighting is achieved by placing the light fixture in the ground and directing it up through plant material. The internal structure of plants becomes dramatically lighted and large shadows can be produced.
- 3) Back Lighting is the soft wash lighting of a background such as a wall or a fence and is a very subtle form of lighting. The plant material is viewed in silhouette against the lighted backdrop.
- 4) Subminiature lamps on a flexible ribbon or tubular lighting may be appropriate for seasonal displays indoors or out.
- 5) Electrical outlets should be located at the base of designated trees and plants to allow the future use of seasonal lighting.
- 6) Bollards are available with internal illumination. The use of lighted bollards is optimal.
- 7) Flood Lighting on a residential or commercial level is soft, gentle flood lighting used as background lighting to create visual depth. Avoid using discharge mercury and sodium-vapor lighting used as security lighting. These lights should not cause glare.
- 8) Recreational Lighting for small court games (i.e., shuffleboard, or putting greens, etc.) requires special study and selection. The light must be even and general, yet not in the eyes of the players. Large court games, (i.e., volleyball, badminton, or tennis) may require specialized lighting design. These lights should not glare off site.
- 9) Landscape Lighting should be used as a feature of the landscape design to highlight designated design elements such as plants, walkways, walls, building façades or a combination thereof.
- 10) A combination of various lighting techniques such as down lighting, up lighting or back lighting to create a more interesting setting is suggested.
- 11) The source of light should be concealed to enhance the effect rather than the fixture itself.
- 12) Avoid over lighting that can produce glare and limit visibility.
- 13) Use LED lamps as a type of light source to avoid mixing light color on site.

- 14) Fixture colors should be coordinated with building colors. Typical colors available are solid brass, copper or bronze in color; black, white, natural non-corrosive plastic; redwood (clear, all heart, kiln dried); cast aluminum or satin aluminum and glass in combination with flexible ribbon lighting.
- d. *Landscape plant forms.* Plants should be selected to be natural looking and graceful. Plants should be chosen to be as mature as possible to attain their desired shapes in relatively short periods of time. Each shape has its own place in landscape design. For example, deciduous shrubs are usually upright, round or spreading. Deciduous trees are round, weeping, oval, vasselike, erect or columnar, and pyramidal. Evergreens are columnar, narrow pyramidal, broad pyramidal, round, spreading or creeping. Different shapes provide variety and interest by accenting the major type with other forms. This is recommended to avoid monotonous repetition.
- e. *Plant texture and color.* Color and texture are important qualities that should be considered along with the form of plants. The Board expects that landscape architects will take special efforts to include the right balance of plant textures in the overall plant selection process. Texture is a plant feature that offers another chance to add variety and interest to a planting picture. Texture can be defined as the relation between foliage and twig size and the remainder of the plant. Close up, texture comes from the size, surface, and spacing of leaves and twigs at different seasons. At a distance, texture is the entire mass effect of plants and the quality of light and shadow. Patterns created by light and shade are an important part of texture. These patterns vary from season to season and even from hour to hour. The shadows cast by fine-textured plants are weak because of the spacing and size of the mass and because of light filtering through the foliage. The shadows cast by coarse-textured plants are strong because the foliage is large or dense and light is reflected from the surface. This play of light and shadows emphasizes the fineness or coarseness of the plants' texture. Landscape lighting is expected to highlight these features.

The Board expects that the color of plants will be taken into account by the landscape architect to achieve the best overall design results.

The variety and location of landscaping should be appropriate for the environmental conditions, use, purpose and care that it will be subject to.

- f. *Plant material and minimum sizes.* The following is a list of recommended plantings:
  - 1) Evergreens (conifers and ornamentals)
    - Abies (fir)
    - Chamaecyparis (cypress)
    - Erica (heath)
    - Juniperus (juniper)



- Picea (spruce)
- Pinus (pine)
- Pseudotsuga (fir)
- Taxus (yew)
- Tsuga (hemlock)
- 2) Broadleaf Evergreens
  - Buxus (boxwood)
  - Calluna (heather)
  - Euonymus (euonymus ever)
  - Ilex (holly)
  - Pieris (andromeda)
  - Rhododendron (rhododendrun)
  - Rhododendrun (azalea)
- 3) Deciduous Trees (shade and ornamental flowering)
  - Acer (maple)
  - Amelanchier (shadbush-service berry)
  - Betula (birch)
  - Carpinus (hornbeam)
  - Cercis (redbud)
  - Cornus (dogwood)
  - Crataegus (hawthorn)
  - Fagus (beech)
  - Gleditsia (locust)
  - Magnolia (magnolia)
  - Malus (flowering crabapple)
  - Prunus (flowering–cherry)
  - Pyrus (flowering pear)
  - Tilis (linden)
  - Syringa (tree lilac)
- 4. Deciduous Shrubs
  - Aronia (choke cherry)
  - Clethra (summersweet)
  - Cornus (dogwood)
  - Cotoneaster (contoneaster)
  - Deutzia (deutzia)
  - Forsythia (forshythia)
  - Hamamelis (witch hazel)
  - Ilex (holly)
  - Philadelphus (mock organe)
  - Spiraea (spirea)
  - Syringa (lilac)
  - Viburnum (viburnum)
  - Weigela (weigela)

5. Herbaceous Perennials including  
Daylilies, Hostas, Sedum and Fern
6. Ornamental Grass, Sedges, Reeds  
Calamagrostis (feather reed grass)  
Festuca (dwarf clumping grass)  
Miscanthus (large clumping grass)  
Panicum (switch grass)  
Pennisetum (fountain grass)
7. Ground Covers  
Ajuga (Bugleweed)  
Euonymus (wintercreeper)  
Hedera (English ivy, Baltic ivy)  
Lonicera (halls honeysuckle)  
Pachysandra (pachysandra)  
Vinca (myrtle)

The following is a list of minimum sizes for the recommended Plant groups at the time of planting:

- Evergreen (conifer) 6' to 8'
- Evergreen (ornamental) 24" to 48"
- Broadleaf Evergreens 24" to 48"
- Deciduous trees (shade) 3" caliper
- Deciduous trees (ornamental flowering) 2" to 2½" caliper
- Deciduous Shrubs 18" to 48" or 2–3 gal.
- Herbaceous Perennials 1–3 gal.
- Ornamental Grass 1–3 gal.
- Ground Cover 2 year 2½" pot

All landscape plant material must meet the American Standard for Nursery Stock quality. All plant material must be No. 1 or heavy specimen quality grade.

All landscaping shall be installed and maintained to ensure growth. All landscaping materials shall be maintained free from disease, pests, weeds, and litter. The regular maintenance shall also include prompt replacement, where necessary, of any landscaping plantings that die, turn brown or defoliate. The replacement plantings shall be of the same size, species and quantity as shown on the approved plans. Substitutions shall be approved by the Town Planning Department and so noted on the approved drawings. A two-year maintenance bond or cash equivalent may be required to be posted with the town if determined by the Code Enforcement Officer (CEO) to be appropriate.

The following trees/shrubs are considered undesirable in most applications. These plants have a tendency to become over-dominant, also are soft or brittle and tend to break during high winds or heavy snows.

Acer	Box Elder, Amur Maple, Silver Maple
Ailanthus	Tree of Heaven
Populus	White Poplar, Carolina Poplar, Lombardy Poplar
Salix	All willows
Prunus	Purple Leaf Plus
Elaeagnus	Russian Olive, Autumn Olive
Juniperus	Andorra Juniper, Hetzi Juniper
Thuya	All Arbor Vitaes
Juglans	All nut trees

Any changes to the approved landscape design, including variety and size of plants, must be made in writing to the Town CEO for change approval.

## 9. Applicant Submissions

Both conceptual site and conceptual building designs should be incorporated into the applicant's plans, beginning with the applicant's concept, or sketch plan, reviews submission. Subsequent submissions should include sufficient drawings, photos and text to clearly and thoroughly communicate the complete design intent of the project, to the satisfaction of the Board. The applicant is encouraged to have a pre-planning submission conference with the CEO, the Director of Planning and Development and the landscape consultant. Submission information to the Board shall include, but not be limited to the following:

### *Conceptual/sketch Plan:*

- a. All drawings should have a scale that is indicated on the drawing, along with the direction of north and each sheet should be numbered and dated.
- b. The design character of the building(s) should be shown on the plan along with a three-dimensional concept sketch indicating anticipated size, shapes, materials and relationship to the site.
- c. Generic landscape ideas and exterior space concepts should be included.

### *Preliminary Plan:*

- a. Provide building plans and elevation drawings to scale that are numbered and dated. Provide a first-floor plan.

- b. All building elevations must be in color. All colors shown shall be the colors of the building to be constructed and identified by an objective manner, paint identification number or nomenclature, or similar material.
- c. Three-dimensional representations of primary building façades should be included that include roof forms, method of screening visible building equipment, trash and loading areas. These drawings shall indicate color and material representations.
- d. The Board may request: a site profile incorporating a key building profile; an additional three-dimensional rendition or electronic 3-D walkthrough; or even a mass model, if necessary to fully understand the three dimensional characteristics of proposed buildings.

*Final Plan:*

- a. Provide final design drawings that include final design refinements that incorporate Board comments from prior submissions. Provide colored elevations of all building elevations, screening, light fixtures, roof penetrations, HVAC grilles, building-mounted lights, signs and canopies. Clearly identify all materials and colors, including exterior soffit materials.
- b. Provide colored exterior elevations of all sides of building and provide three-dimensional renditions, if requested by the Board. Provide a first-floor plan and a roof plan. Provide elevations of exterior screen walls.
- c. Provide a “hardscape” plan at least 1/8"–1' 0" in scale indicating: pedestrian paving materials; surface patterns; control and expansion joint locations; key dimensions and location of landscape accessories; and all site accessories. This plan shall include all dimensioning necessary for accurate layout of all paving including control and expansion joint locations.
- d. Final grading plans and landscape planting plans shall be prepared and sealed by a Licensed Landscape Architect.
- e. Provide a written list of all exterior building materials with samples of each material. A sample of glass will be required if anything other than clear glass is being proposed.
- f. Provide catalog cuts with color selections of site lighting fixtures and landscape accessories including: fencing, tables, benches, trash containers, tree grates, tree guards, pedestrian walkway light fixtures, landscape lighting fixtures, bollards, fountains, clocks and bicycle racks, etc. Provide material and color samples of unit paving materials. Lighting fixture submittals shall indicate type of lamp and wattage per fixture.

- g. Provide a signage package including drawings to scale of all site signage, including building-mounted signs, site signage including vehicular traffic control signs. This material shall clearly indicate the graphic layout, dimensions, colors, type of illumination, lamp wattage.
- h. Provide finished grading plans and landscape plans. Finish grading and landscape plans shall be prepared and sealed by a NYS licensed landscape architect. Final landscape drawings shall include a plant schedule that clearly keys each plant type to the site. This schedule shall include the Latin name, common name, plant group, height, ball size, quantity and caliper required. See landscape section for additional requirements.

## 10. Terminology

For the purposes of these Guidelines, the following shall serve to clarify the meaning of special terminology included in this text:

- a. *Earth Forms*: This term describes the three-dimensional character of subtle earth mounds or depressions which may be used to aesthetically enhance the locations of site plan features such as pedestrian walkways, pedestrian gathering areas, paved parking areas, locations of featured plant groupings, signage or landscape elements, among other things. Irregular earth forms are preferred. This term refers to visually soft, curvilinear earth shapes that undulate in both the vertical and horizontal planes. Earth forms where possible, should be interconnected into groups, the tops of which might vary from 12 inches to 30 inches and in special cases, higher or lower. The slope of grades used in defining earth forms could be gradual enough to allow for the mowing of sloped surfaces.
- b. *Hardscape*: This term describes that portion of a finished landscape design which includes, but is not limited to, the dimensional layout of pedestrian paving materials and patterns; the location of paving score lines and expansion joints; the location of landscape accessories including but not limited to bicycle racks, tables, benches, trash containers, tree grates, tree guards, bollards, trellises, gazebos and decorative walkway lighting; and the location of raised planters, curbed plant beds and decorative fountains. Hardscape elements are any of the above listed landscape accessories that are used to enhance the overall landscape design.
- c. *Pedestrian Friendly*: This term describes the positive aesthetic character of exterior space design that is likely to be inviting, interesting and enjoyable to pedestrians. Design components that impact on the pedestrian friendly and pedestrian scale of spaces include: pedestrian paving materials and their colors, textures and patterns; plant material including seasonal variety and color; subtle earth forming; size and character of pedestrian signage; use of park-like landscape accessories such as plant beds, benches, tree grates, tree guards, bollards and

decorative lighting, to mention a few. It is important to note that pedestrian scale spaces can and should be inviting to passing motorists as well.

- d. *Sense of Place*: This term describes the ambiance of exterior spaces that are designed to have a personality that is inviting and attractive to pedestrians. Such spaces are best located between parking areas and building entrance façades, between buildings or between building wings.

■ The above resolution was offered by MR. VIETS and seconded by MR. DELUCIA at a meeting of the Town of Farmington Board held on February 19, 2020. Following discussion thereon, the following vote was taken and recorded in the Official Minutes of the Board.

Adrian Bellis	Aye
Timothy DeLucia	Aye
Edward Hemminger	Aye
Shauncy Maloy	Aye
Douglas Viets	Aye

Motion carried.

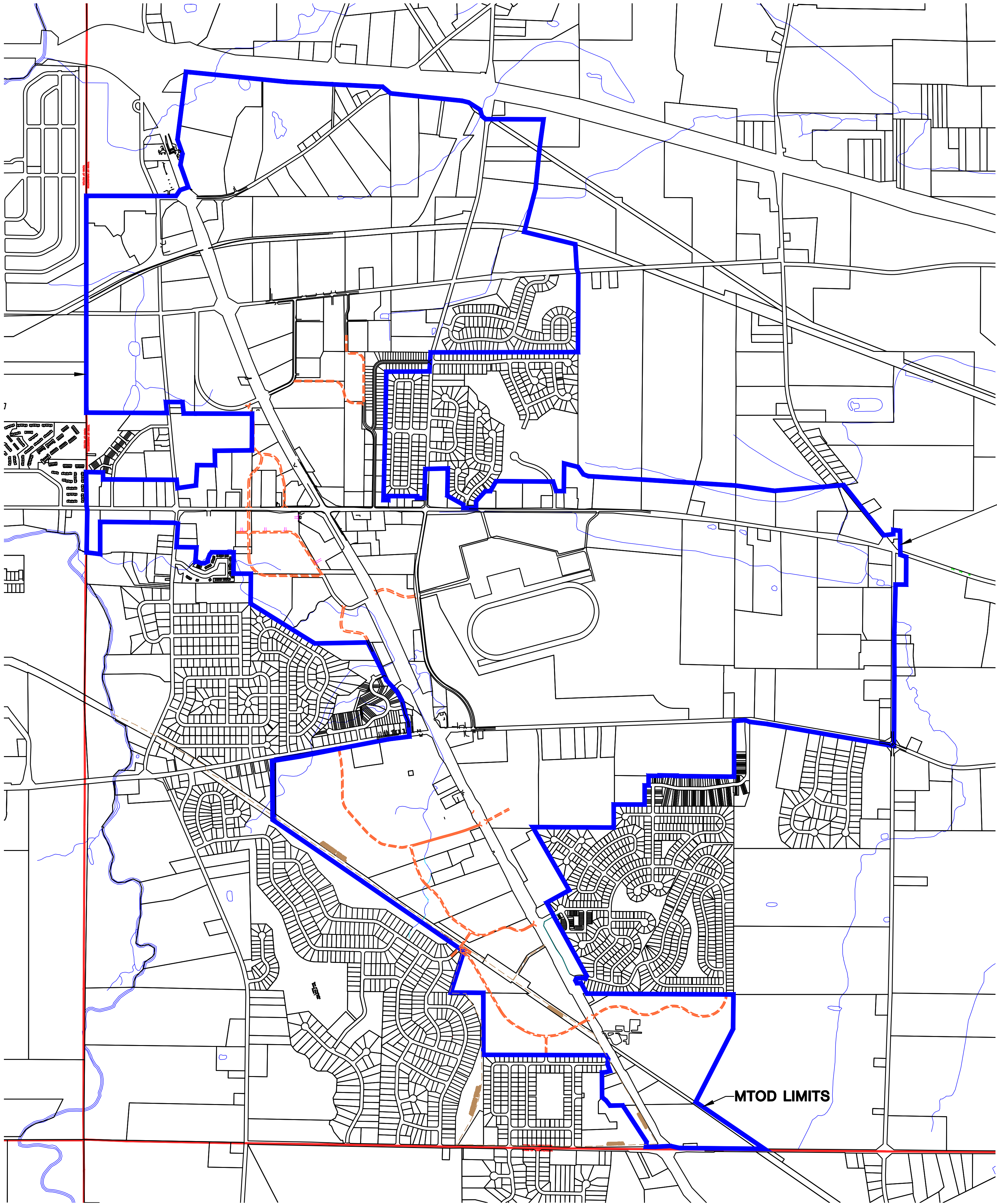
I, John M. Robortella, Clerk of the Board, do hereby attest to the accuracy of the above resolution and to it being acted upon by the board at a meeting held on February 19, 2020.

\_\_\_\_\_  
John M. Robortella  
Clerk of the Town of Farmington Board



# APPENDIX F

## MTOD MAP



MAJOR THOROUGHFARE  
OVERLAY DISTRICT  
LIMITS (MTOD)

ATTACHMENT A  
LOCAL LAW # 1 OF 2012  
1-24-2012  
DATE OF ADOPTION  
LOCAL LAW # 4 OF 2012  
7-25-2017  
DATE OF ADOPTION  
Town Board Resolution # 333 of 2017

FARMINGTON TOWN SUPERVISOR

TOWN PLANNING BOARD CHAIRMAN

TOWN HIGHWAY SUPERINTENDENT

FARMINGTON TOWN CLERK

MTOD LIMITS

DRAWING ALTERATION  
THE FOLLOWING IS AN EXCERPT FROM THE NEW YORK EDUCATION LAW ARTICLE 145 SECTION 7209 AND APPLIES TO THIS DRAWING:  
"IT IS A VIOLATION OF THIS LAW FOR ANY PERSON UNLESS HE IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR  
TO ALTER ANY ITEM AND ANY PART OF A DRAWING OR SPECIFICATION. ANY PERSON WHO VIOLATES THIS SECTION SHALL BE CONSIDERED TO BE IN VIOLATION OF THE  
SUPERVISOR SHALL AFFIX TO THE ITEM HIS SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS SIGNATURE AND THE DATE OF SUCH ALTERATION AND A  
SPECIFIC DESCRIPTION OF THE ALTERATION."

Project Title:  
**OFFICIAL MAJOR THOROUGHFARE  
OVERLAY DISTRICT MAP  
TOWN OF FARMINGTON  
ONTARIO COUNTY, NEW YORK**

Drawing Title:  
**OVERALL PLAN**

Drawn By:  
JPJ  
Checked By:  
LB  
Scale:  
1" = 1000'  
Date:  
10/02/14

No. 5  
Revised Per Town Comments  
DAH  
8-1-17  
4  
Revised Per NYSOT Comments Dated 5/8/17  
JPJ  
5-16-17  
3  
Added Private Drives & Revised Trail Parking  
JPJ  
4-6-17  
2  
Added Additional Conceptual Access Connector  
JPJ  
1-11-17  
1  
Revised To Update Parcel Information  
JPJ  
12-1-16  
By  
Date  
Revisions and Descriptions  
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Sheet No.

**1** of **12**

Project No.  
**0610.12001**