

**APPENDIX F**

**TOWN OF FARMINGTON COMPREHENSIVE PLAN**

**GLOSSARY**

## GLOSSARY

- AFFORDABLE HOUSING:** The measure of affordability, as defined by the U.S. Department of Housing and Urban Development (HUD), which considers housing affordable for a low-income household if it consumes no more than thirty percent (30%) of that household's income.
- AFFORDABLE (HOMEOWNERSHIP)** The measure of affordability that meets the needs of households with incomes equal to or less than eighty percent (80%) of the median income of the metropolitan statistical area or county in which the housing is located. Low-Income shall mean fifty percent (50%) of the area median income. Median-Income shall mean eighty percent (80%) of the area median income.
- AGRICULTURE:** The use of land for the growing and/or production of field crops, livestock and livestock products including, but not limited to, the following:
- a. Field crops, including: barley, wheat, oats, soy beans, corn, hay, potatoes, rye, sorghum and sunflowers.
  - b. Livestock, including: dairy and beef cattle, goats, horses, sheep, hogs, poultry, game birds and other animals including dogs, ponies and rabbits.
  - c. Livestock products, including: milk, butter, eggs, cheese, meat, fur and honey.
- AGRICULTURAL/CONSERVATION** A Future Land Use Category, shown on Map No. 10 Future Land Use Map, that envisions the principal use of land for the purposes defined above in the term AGRICULTURE and which also identifies a natural resource feature that will require additional review and approval to insure protection of the natural resource to the greatest extent practicable.

AGRICULTURAL DATA STATEMENT:

Forms prescribed by a municipality to be used as a means of identification of farm operations within an agricultural district located within five hundred feet of the boundary of property upon which an action requiring municipal review and approval by the planning board, zoning board of appeals, or town board pursuant to article sixteen of the town law, as provided in section three hundred five-a of this article.

AGRICULTURAL DISTRICT:

A defined area of land consisting of at least five hundred (500) acres that landowners have submitted a proposal to the county legislative body for the creation of an agricultural district within such county, or a defined area of land comprised of at least ten percent of the total land proposed to be included in the district, whichever is greater, consistent with the criteria set forth in Article 25 AA of the State Agriculture and Markets Law, Sections 300-310. In the Town of Farmington, there is one agricultural district established by the Ontario County Legislature and Certified by the Commissioner of the State Department of Agriculture and Markets. This District is known as the Southwestern Ontario County Agricultural District. This district is established for an eight year period.

ARTERIAL ROUTE:

Major – A street with access control, channelized intersections, restricted parking, and which collects and distributes traffic to and from minor arterials.

Minor – A street with signals at important intersections and stop signs on the side streets, and which collects and distributes traffic to and from collector streets. For further definitions of highways see Functional Classification below.

ARTICLE 24 PERMIT:

Written approval by the New York State Department of Environmental Conservation to conduct a regulated activity in a wetland or adjacent area. Regulated activities include, among other things, drainage, dredging, excavation, mining, dumping, filling, erection of structures and construction of roads.

BASE FLOOD:	Commonly referred to as 100 year flood, is a flood of the magnitude that has a one percent (1%) chance of occurring in any given year.
BENEFIT ASSESSMENT:	Special district charge levied on property located within an area where infrastructure improvements have been made, or public safety services contracted for by the Town Board. (e.g. Water District, Sewer District or Fire Protection District).
BUILD OUT:	A point in time at which land has been developed to the maximum extent permissible by zoning law or physically possible.
BUFFER:	A land area or landscaping treatment which is used to visibly separate one use from another or to shield or block noise, lights, or other nuisances.
CAPACITY:	In transportation, the maximum traffic flow (expressed in terms of vehicles per unit time) which can be accommodated on a given roadway under a specified safety regime.
CAPITAL IMPROVEMENT PROGRAM:	The multi-year scheduling of expenditures for capital projects (as defined by New York State Law) which the Town proposes to build or purchase over the next six years. Examples of Capital Improvements include, but are not limited to: Town Highways; Town Drainage District Projects; Town Buildings; Town Parkland Acquisition and Improvements; and purchases of highway equipment.
CHIPS:	The New York State Consolidated Local Street and Highway Improvement Program (CHIPS). This state program involves funding for local highway operations and maintenance.
COLLECTOR ROUTE:	A street which collects traffic from local streets and connects with minor and major arterials.

COMMERCIAL/GENERAL BUSINESS	A Future Land Use Category, shown on Map No. 10 Future Land Use Map, that identifies both Neighborhood Business and/or Community Business use of land consistent with the types allowed in Chapter 165 of the Town Code. These land uses are either existing or envisioned to occur in the future.
COMMUNITY BUSINESS:	An area located exclusively along major transportation routes and adjacent to established centers of population within the community, comprised of parcels having a minimum contiguous size as specified by zoning law, developed according to an overall plan intended to minimize the disruptions to through traffic movements, consisting of uses that provide a broad range of commercial goods, services and personal needs, with facilities necessary to serve the needs of the population of major portions of the municipality and adjacent areas.
COMMUNITY HEALTH CARE:	The ability for the residents of a municipality to have access to quality primary and preventive health care, including services and facilities which are not necessarily located within the municipality but are within an established metropolitan or regional area.
COMPREHENSIVE APPROACH:	Looking at a situation in terms of how it will affect the entire community, rather than just a portion of it.
CONDUITS:	Protective casings buried underground which protect utility lines.
CONSERVATION AREA	A Future Land Use Category, shown on Map No. 10 Future Land Use Map, that envisions the principal use of land for the purpose of open space protection of a defined important natural resource subject to federal and/or state regulations.
CRITICAL ENVIRONMENTAL AREA (CEA):	A specific geographic area designated by a state or local agency which has exceptional or unique characteristics that make the area environmentally important. Designation of an area as a CEA ensures that all projects subject to SEQRA review that take place in that area will receive a more thorough review from involved agencies.
DEC:	New York State Department of Environmental Conservation.

DESIGN CRITERIA & CONSTRUCTION STANDARDS FOR LAND DEVELOPMENT:	Standards and criteria established by the Town Planning Board for the design, construction and/or installation of infrastructure necessary for the development of a site. These standards also include other regulations pertaining to development which are not included in the Town Code.
DENSITY OF DEVELOPMENT:	The number of dwelling units per unit of land. Unit of land is usually stated as one acre, (i.e. 2 units per acre, 4 units per acre, 5 acres per unit, etc.) after land exclusions have been calculated for such fixtures as roads.
DETENTION:	The temporary storage of runoff in a stormwater management facility that will be discharged at a controlled rate.
DEVELOPMENT:	Any man-made change to improved or unimproved real estate. This includes, but is not limited to, buildings and other structures, mining, dredging, filling, grading, paving, excavation, drilling operations, and storage of equipment and materials.
DRAINAGE:	The collection, conveyance, containment, and/or discharge of surface and storm water runoff.
DRAINAGE BASIN:	A geographic and hydrologic sub-unit of a watershed.
DRAINAGE DIVIDE:	The boundary between one drainage basin and another.
EROSION:	The wearing away of the land surface by running water, wind, ice, or other geological agents, including such processes as gravitational creep, detachment and movement of soil or rock fragments by water, wind, ice, or gravity.
EROSION/SEDIMENT CONTROL FACILITY	A type of drainage facility designed to hold water and/or reduce the flow velocity for a period of time to allow sediment to settle out.
FACTORS AFFECTING DEVELOPMENT:	Natural and manmade features located in the Town of Farmington that have been determined to be environmentally sensitive and are to be protected by the Town in the subdivision and site plan review processes.

FEMA:	Federal Emergency Management Agency. Responsible for administration of Federal Flood Insurance Program.
FIRE DISTRICT:	A legally established and defined area of the Town for which fire protection services are provided for and governed by a Board of Fire Commissioners who are elected directly by the voters of said district, or area. In the Town of Farmington there are no Fire Districts only Fire Protection Districts.
FIRE PROTECTION CLASS RATING:	A classification made by the State Insurance Service Officer that determines the cost of fire insurance for a structure. The rating is based on series of criteria associated with the delivery of fire protection services.
FIRE PROTECTION DISTRICT:	A legally established and defined area of the Town for which fire protection services are contracted for by the Town Board with a local fire department. In the Town of Farmington there is one Fire Protection Districts that is town-wide and served by three volunteer fire departments (e.g. Farmington, Manchester and Shortsville).
FLOOD:	An overflow of lands not normally covered by water and that are used or usable by humanity. Floods have two essential characteristics: the inundation of land is temporary; and the land is adjacent to an inundated overflow from a river or stream, lake, or other body or standing water.
FLOOD HAZARD AREAS:	Those areas subject to inundation by the base flood. Includes, but is not limited to streams, lakes, wetlands, and closed depressions.
100 YEAR FLOODPLAIN:	Areas located along certain watercourses in the Town of Farmington that have been identified by FEMA, under provisions of the National Flood Insurance Program, as having at least a one percent chance of flooding in any one year. These areas are delineated on the Community's Flood Insurance Rate Maps.

FLOODWAY:	That portion of the watercourse channel that is delineated by the area of flood waters if the existing 100 year floodplain boundary were to be brought in enough to raise the surface elevation (1) foot. An imaginary boundary created by brining in the 100 year floodplain boundary until the surface elevation of the 100 year floodplain is raised one (1) foot.
FUNCTIONAL CLASSIFICATION:	A system adopted by most U.S. localities to classify roadways in accordance with the function they serve. Functional classification is thus distinguishable from jurisdictional classification. Transportation facilities are classified by the relative importance of the movement and access function assigned to them. The access function often detracts from the movement function and vice versa. In the hierarchy of highway facilities, freeways and major arterials constitute the major highway system, while collector and local streets comprise the local street system. The classification of streets is essentially a determination of the degree to which access functions are to be emphasized at the cost of the efficiency of movement or discouraged to improve the movement function. The functional classifications are: Principal Arterial (Expressway), Principal Arterial, Minor Arterial, Collector and Local Street.
GENERAL INDUSTRIAL	A Future Land Use Category, shown on Map No. 10 Future Land Use Map, that envisions the principal use of land for General Industrial land use as further regulated in the Chili Town Code, Chapter 165, Zoning Law. Examples could include warehousing, manufacturing, assembly, etc.
HAMLET RESIDENTIAL:	A pattern of residential development, occurring in and around an unincorporated area of the Town, consisting of single-family dwellings – both attached and detached – which are primarily within a conventional subdivision setting with appurtenant common areas. In addition, there may be commercial land uses in support of the residential neighborhood. In the Town of Farmington there are three (3) Hamlet areas are known as Mertensia, Farmington and Pumpkin Hook.
GRANDFATHERED:	Development or activity initiated prior to latest version of codes and regulations, and allowed to continue even though not in conformance.

IMPACT FEES:	Assessments paid as a condition of site plan or subdivision approval to cover the cost of infrastructure improvements that are required to meet the needs of the proposed development.
INCENTIVE ZONING:	A zoning process that permits a developer to exceed zoning restrictions if, in exchange, he fulfills a community need. The main purpose of incentive zoning is to increase the likelihood that particular types of development or amenities will occur. Incentive zoning can be used to encourage developers to provide defined community amenities that cannot otherwise be required.
INFILLED:	The development of new buildings on vacant lands in a built up area.
LETTER OF CREDIT:	Notice from a bank which certifies that funds are being held in escrow to pay for pre-agreed upon development improvements (e.g. streets, sewers).
LIMITED INDUSTRIAL	A Future Land Use Category, shown on Map No. 10 Future Land Use Map, that envisions the principal use of land for Limited Industrial land uses as further regulated in the Chili Town Code, Chapter 165, Zoning Law.
MAJOR COLLECTOR STREET:	A highway whose function is to collect and distribute vehicles to and from traffic generators such as large residential, commercial and industrial areas.
MINOR COLLECTOR STREET:	A highway whose function is to carry traffic between local roads and the major collector and arterial highways in the community.
MITIGATION MEASURES:	Improvements or agreements to minimize the effect of construction, or to balance adverse effects in one area with improvements in another area.
MIXED RESIDENTIAL	A Future Land Use Category, shown on Map No. 10 Future Land Use Map, that envisions the principal use of land for a mix of single-family detached and attached, multiple-family and duplexes as further regulated in the Chili Town Code, Chapter 165, Zoning Law.

MULTIPLE RESIDENTIAL	A Future Land Use Category, shown on Map No. 10 Future Land Use Map, that envisions the principal use of land for multiple-family dwelling units (i.e. apartments) as further regulated in the Chili Town Code, Chapter 165, Zoning Law
MUNICIPALITY:	A primarily political unit having corporate status and powers of self-government (e.g., Town, Village, City).
NYCRR:	Legal abbreviation for New York Code of Rules and Regulations.
NATIONAL FLOOD INSURANCE PROGRAM:	A program administered by the Federal Emergency Management Agency (FEMA) which provides property insurance to homeowners and businesses whose properties lie within a designated flood hazard area (100 year floodplain). The flood insurance program is administered locally by each municipality (town, city, village) when it adopts its own set of floodplain regulations which govern the type and conditions under which a floodplain area may be developed. These local floodplain development regulations must meet certain minimum requirements in order for the municipality to maintain its eligibility for National Flood Insurance.
NATURAL DRAINAGE COURSES:	Any natural existing waterway, including streams, rivers, creeks, ditches, channels, gullies, or ravines, which remover surface or groundwater run-off from surrounding lands.
NEIGHBORHOOD BUSINESS:	An area comprised of parcels having a minimum contiguous size as specified by ordinance, developed according to an overall plan intended to attract pedestrian customers from surrounding neighborhood service areas, consisting of uses that provide convenient (or daily) personal needs and services, and of a lower intensity of use than Community Business uses.
NEIGHBORHOOD SERVICE AREA:	Refers to the geographic area which surrounds a school, park or commercial facility. The area is usually delineated by walking distance, a distance of approximately one-half to one mile.

OPEN AREA:	Any area characterized by natural scenic beauty or, whose existing openness, natural condition or present state of use, if preserved, would enhance the present and potential value of abutting or surrounding development or would establish a desirable pattern of development or would offer substantial conformance with the planning objectives of the municipality or would maintain or enhance the conservation of natural or scenic resources.
OPEN SPACE INDEX:	An inventory of open areas within the municipality, accepted by the Town Board, with each such area identified, described and sites listed according to priority of acquisition or preservation.
OPEN SPACE PLAN:	An element of a community's comprehensive plan, sometimes referred to as an Open Space Master Plan, that identifies the open space resources to be conserved, the benefits for conserving each type of open space, and the laws and programs that exist to facilitate conservation action. Resources often identified include areas that: are ecologically important for plants and animals; have distinctive character; have recreational value; protect the quality, quantity or public use of resources; are important as working landscapes that sustain the industries of farming and forestry; and have educational or research values.
PATIO HOME:	A single family detached dwelling which has a private outdoor space in the rear of the home clearly defined by walls, fences, or shoulders and which has only one usable side yard. The other side of the building is located on the lot line. A legal agreement such as an easement must exist which allows the dwelling owner room to perform maintenance functions.
PERCOLATION:	The movement of water through soil.
PERCOLATION RATE:	The rate, usually expressed inches/hour, in which water moves through saturated granular material. Typically through soil.
PERFORMANCE STANDARDS:	A flexible set of requirements that more directly regulates the consequences of development than otherwise available by a specific set of standards.

PLANNED DISTRICT:	An area of a minimum contiguous size as specified by ordinance, developed according to a plan as a single entity and containing one or more structures with appurtenant common areas.
PUBLIC	A Future Land Use Category, shown on Map No. 10 Future Land Use Map, that envisions the principal use of land for public purposes such as a park or governmental building as further regulated in the Chili Town Code, Chapter 165, Zoning Law
PURCHASE OF DEVELOPMENT RIGHTS (PDR):	A program for a municipality to voluntarily acquire the rights to development of certain lands, which are deemed by the community to be worthy of preservation in their natural state. Through such a program the landowner retains all other rights except those for development.
QUALITATIVE STANDARDS:	Standards which are based on a characteristic or trait, such as lighting “in such a manner as to not create annoyance.”
QUANTIFIABLE STANDARDS:	Standards which are based on a numerical system, such as lighting allowed according to the number of foot candles or density based on the number of units per acre.
RECREATION AREAS	A Future Land Use Category, as shown on Map No. 10 Future Land Use Map, that envisions the use of land for both public and/or private recreational uses, both active and passive. Such uses include parks, ball fields, golf courses, etc.
RESIDENTIAL	A Future Land Use Category, as shown on Map No. 10 Future Land Use Map, that envisions the use of land for single family purposes at varying densities as further regulated by Chapter 165 of the Chili Town Code.
RESTRICTED BUSINESS:	A Future Land Use category shown on Map No. 10 Future Land Use Map, that envisions an area comprised of parcels having a minimum contiguous size as specified by ordinance, developed according to an overall plan, intended to preserve areas for employment and service to the public from surrounding neighborhood service areas, that are conducted entirely within an enclosed building, and which do not generate large volumes of traffic such as associated with Community Business.

RESTRICTIVE COVENANTS:	A legal agreement which places a restriction of some sort on the use of the land. The restrictive covenant usually runs with the land and is binding upon subsequent owners of the property.
REVERSE FRONTAGE LOT:	A lot which fronts upon two parallel streets, or which fronts upon two streets which do not intersect at the boundaries of the lot, and which is not accessible from one of the parallel or non-intersection streets upon which it fronts.
RIGHT-OF-WAY:	A strip of land which is acquired, usually by a government body, for the purpose of a road, crosswalk, railroad, utility lines, or other similar uses.
RIGHT TO FARM LAW:	A law enacted by a municipality that protects farmers from nuisance ordinances and nuisance suits that would restrict normal farming practices.
RIPARIAN:	Pertaining to the banks of streams, wetlands, lakes or tidewater. A relatively narrow strip of land which borders a stream or river, often coincides with the maximum water surface elevation of the 100 year storm.
RUNOFF:	Water originating from rainfall and other precipitation that is found in drainage facilities, rivers, streams, springs, seeps, ponds, lakes and wetlands as well as shallow ground water. The portion of precipitation, snow melt, or irrigation that flows over and through the soil, eventually making its way to surface water supplies (such as streams, rivers, ponds); runoff includes surface runoff, underflow and ground water flow.
RURAL RESIDENTIAL	A Future Land Use Category, shown on Map No. 10 Future Land Use Map, that envisions the principal use of land for single-family detached on lots generally fronting along the highways and at a density on one acre or larger as further regulated in the Farmington Town Code, Chapter 165, Zoning Law
SEDIMENT:	Particular material that originates from weathering and erosion of rocks or unconsolidated deposits, and is transported by, suspended in, or deposited by water.

SEDIMENTATION:	The depositing or formation of sediment. Removal, transport, and deposition of detached sediment particles by flowing water or wind.
SETBACK:	The distance between the street right-of-way and the front line of a building or any projection thereof, or the minimum prescribed distance to a lot line that a structure can be placed by town regulation.
SEWER TRUNK LINES:	The main sewer lines which gather sewage from smaller lines which are usually connected to dwellings and buildings.
SHARED ACCESS PARKING:	A provision for two or more separate users to use the same parking area.
SILTATION:	The process by which a stream, river, lake, or other water body becomes clogged with sediment.
SITE:	The portion of a piece of property which is directly subject to development.
SLIDING SCALE ZONE:	A zoning district where the number of permissible dwelling units increases with the size of the parcel but not in direct linear proportion to that increase in parcel size. For example, a three acre parcel may permit one dwelling unit while a twenty acre parcel may permit three dwelling units.
SPECIAL FLOOD HAZARD AREA:	An area having special flood, mudslide (i.e. mudflow) and/or flood-related erosion hazards.
SPOT SAFETY IMPROVEMENTS	Intersections shown on Map No. 10 Future Land Use Map, the Future Land Use Plan Map that have been identified by the Comprehensive Plan Committee as being areas where improvements are necessary to sustain traffic safety and efficiency. These identified areas are to be actively pursued for improvements during the Plan period.

STATE ENVIRONMENTAL QUALITY REVIEW ACT:	(SEQRA) Refers to 6 NYCRR Part 617 environmental review regulations which are applicable to all state and local agencies within New York State, including all political subdivisions, districts, departments, authorities, boards, commissions, and public benefit corporations. Typical actions which require environmental review under SEQRA include site plan approvals, re-zoning actions, formation of special districts, subdivision approvals, funding and other governmental activities.
STATE SMART GROWTH PUBLIC INFRASTRUCTURE POLICY ACT	This state law amends the State Environmental Conservation Law by adding a new Article 6. The law augments the State's environmental policy of maximizing the social, economic and environmental benefits from public infrastructure development through minimizing unnecessary costs of sprawl development. Under this newly enacted law financing and state aid for the construction of new or expanded public infrastructure is to be prohibited unless it is consistent with criteria contained in the new Article 6.
STORMWATER DETENTION:	The temporary collection of storm water runoff which is released at a controlled rate not to exceed the rate of runoff that would occur under pre-development conditions.
STRIP COMMERCIAL DEVELOPMENT:	Commercial or retail development, usually one-store deep that fronts along a major street. The pattern of development is oriented towards the maximum exposure of services (attracting attention) to the passing motorist and not to the shopper on site.
SURFACE AND STORM WATER:	Water originating from rainfall and other precipitation that is found in drainage facilities, rivers, streams, springs, seeps, ponds, lakes and wetlands as well as shallow ground water.
SURFACE RUNOFF:	Precipitation excess that is not retained on vegetation or surface depressions and is not lost by infiltration or evaporation, and thereby is collected on the land surface from where it runs off.
TOPOGRAPHY:	General term to include characteristics of the ground surface such as plains, hills, mountains, degree of relief, steepness of slopes, and other physiographic features.

- TOWN CODE:** The Official Town Code Manual entitle “*Code of the Town of Farmington , County of Monroe, State of New York,*” as may be amended from time to time by the Town Board.” Official copies of the Code are maintained and are on file in the Town Clerk’s Office. This manual contains the codification of the Town’s Local Laws and Ordinances consisting of fifty-seven (57) chapters and two deviation tables.
- TOWN LAW SECTION 278:** Section 278 of the New York State Town Law permits towns to reduce lot sizes in subdivisions if the overall density of the subdivision is not greater that it would have been using conventional development techniques. Commonly used as a legal basis for creative design to preserve open space.
- TOWN OF FARMINGTON :** Land comprising the Town of Farmington, located within the County of Monroe, New York.
- TRANSITIONAL LAND USE:**
- 1) A type of use which serves as a buffer between two other types of uses (e.g. commercial uses between industrial and residential uses).
  - 2) A type of use which is allowed for a period of time until an action occurs which allows a change in that use (e.g. five acre minimum lots until sewer and water service is made available at which time one acre minimum lots are allowable).
- VISUAL PERCEPTION:** How a person thinks about what they see.
- WATER QUALITY:** A term used to describe the chemical, physical, and biological characteristics of water, usually in respect to its suitability for a particular purpose.

**WATERSHED:**

The geographic area which is drained by a given stream or river. An area of land that contributes runoff to one specific delivery point; large watersheds may be composed of several smaller “sub-watersheds” or “sub-catchments,” each of which contributes runoff to different locations that ultimately combine at a common delivery point.

**WETLANDS, FEDERAL:**

The term “wetlands” means those areas that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs and similar areas.

Note: The United States Department of the Interior Division of Fish and Wildlife Service is responsible for the managing of the National Wetlands Inventory and has produced maps commonly referred to as the National Wetlands Inventory Maps. It should be noted that these maps have no regulatory authority and are commonly used to identify possible wetland areas. Wetlands are delineated by the scientific community based upon the presence of hydric soils, hydrology and a prevalence of wetland vegetation.

Only the United States Department of the Army, Corps of Engineers, can determine if a parcel has jurisdictional wetlands on it. It is recommended that any parcel that contains hydric soils or soils that are poorly draining, or have been indicated by the U.S. Fish and Wildlife Service as having wetlands should be examined by a qualified wetlands Biologist.

**WETLANDS, STATE:**

As applied in 6 NYCRR Part 663, the term “wetlands” refers to all wetlands at least 12.4 acres in size which meet the definition in Article 24-0107(1) of the Freshwater Wetlands Act. Wetlands include areas characterized as bogs, swamps, kettle holes, marshes, wet woods, flooded lands and similar areas. Vegetation is used as the primary determinant of wetland character, as well as soils and hydrology. Wetlands depicted upon NYSDEC Maps require field delineation and approval by the DEC.

