

TOWN OF
FARMINGTON



1000 County Road 8, Farmington, New York 14425-9565

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2023 SEP - 7 AM 8:30

Town Supervisor
Peter Ingalsbe
(315) 986-8100, x4091

September 7, 2023

Deputy Supervisor
Steven Holtz

Farmington Town Board
c/o Supervisor Peter Ingalsbe
1000 County Road 8
Farmington, New York 14425

**Town Clerk &
Receiver of Taxes**
Michelle A. Finley

Town Board
Michael Casale
Steven Holtz
Ronald Herendeen
Nathan Bowerman

Re: Redfield Grove Incentive Zoning Project: Planning Board Report and Recommendation to Town Board, re: Proposed Amendment to Phase 3 Overall Preliminary Site Plan

Justices
Morris Lew
Nathan Thomas

Dear Supervisor Ingalsbe:

Attached please find a copy of the Farmington Planning Board Report and Recommendation to the Town Board on the Redfield Grove Incentive Zoning Project proposed amendment to the Phase 3 Overall Plan which was approved by the Planning Board on September 6, 2023.

CONTACT US:

Assessor
(315) 986-8100, x4092

If you have any questions on this action, please contact Ronald Brand, the Town of Farmington Director of Planning and Development, at (315) 986-8100 and select choice "5" (Director of Development) from the telephone voice menu.

**Building &
Code Enforcement**
(315) 986-8100, x4093

Yours truly,

Development Dept.
(315) 986-8100, x4010

John M. Robertella
John M. Robertella
Clerk of the Planning Board

Highway/Parks Dept.
(315) 986-5540
Fax: (315) 986-9268

Enclosure: Planning Board Report and Recommendation to the Town Board

Town Clerk
(315) 986-8100, x4090
Fax: (315) 986-4377

cc. Town of Farmington Planning and Development Office
Town Clerk
Lance S. Brabant, CPESC, Director of Planning, MRB Group D.P.C.
David Conti, Farmington Water and Sewer Superintendent
Dan Delpriore, Farmington Code Enforcement Officer
Tim Ford, Farmington Highway and Parks Superintendent
Matt Heilmann, Farmington Construction Inspector
August Gordner, Town Fire Marshal
Frank DiFelice, DiFelice Development Corporation
Matt Tomlinson, Project Manager, Marathon Engineering

Town Court
(315) 986-8195
(315) 986-3113

Water & Sewer
(585) 924-3158
Fax: (585) 924-5146

TOWN OF
FARMINGTON



TO: Peter Ingalsbe, Town Supervisor

FROM: Edward Hemminger, Chairperson
Town Planning Board

DATE: September 6, 2023

RE: Report and Recommendation—Proposed Amendment, Phase 3, Redfield Grove
Incentive Zoning Project

The Town Planning Board, in response to the Town Board's request (Resolution No. 294 of 2023), has completed its review of the proposed amendment to the Overall Preliminary Site Plan for Lots numbered 1 through 6 and Lot 71 located in Phase 3 of the Redfield Grove Incentive Zoning Project. Based upon the packet of information received on August 9, 2023, from the Town's Director of Planning and Development and our discussion at tonight's Planning Board meeting we provide the following:

Recommendation: The Planning Board recommends the Town Board take action to formally amend the remaining portion of Phase 3 of the Overall Preliminary Site Plan for the Redfield Grove Incentive Zoning Project.

Report: The Planning Board provides the following comments for the Town Board's and the Applicant's consideration.

1. The Planning Board complements the Applicant for the improvements that have been made within Phases 1, 2 and 3 to-date and looks forward to continued success in developing the proposed amended Lots.
2. The Planning Board agrees with separating the existing access drive between the single-family dwelling parcel (Lot #1) from Lot #2. This will reduce turning movements into and out of Lot #2 across Lot #1 from State Route 96.
3. The Planning Board requests the Town Board establish a list of permitted uses for Lot #1 that will not over develop the site with required parking. The Planning Board recommends a maximum of seven (7) parking spaces as follows: five (5) existing spaces plus two (2) land-banked spaces for future use to be paved when needed. Also, the type of use to be allowed should not have drive-through window service or be a generator of high volumes of traffic.
4. The Planning Board requests that the existing grades located behind portions of proposed Lots #2, #3 and #4 be disturbed only to the point of permitting the installation of a level fence.

5. The Planning Board requests that the following amenities be considered as part of any approval of the remaining portion of Phase 3:
- a. The MSOD Main Street Overlay District streetscape improvements be required for Lots #1 and #2, to include Streetlights, an additional bench and trash receptacle on Lot #2 and crosswalk striping of Commercial Drive at the intersection with State Route 96.
 - b. There be a five-foot-wide concrete sidewalk installed across the northwest corner of Lot #5 to provide nearby residents a more direct route of access to the sidewalk along the east side of Commercial Drive.
 - c. There be a vest-pocket park located within the green area shown on the proposed Redfield Grove Commercial Development Project drawing providing a couple of the streetscape benches and a trash receptacle, all of which are to be maintained by the property owner.
 - d. The Planning Board requests that the northern most driveway for Lot #5 be removed as it is shown too close to the intersection of Commercial Drive and Redfield Drive, and this location could not align with a driveway for Lot #71. The Planning Board feels the driveway for Lot #71 should be located opposite from the Redfield Drive intersection with Commercial Drive. Eliminating this northern driveway on Lot #5 would also allow more greenspace in this area of the project.

The Planning Board appreciates the opportunity to provide this report to the Town Board early in its consideration of amending the remaining Phase 3 portion of the Overall Redfield Grove Incentive Zoning Project.


L.S.
Edward Hemminger, Chairperson
Farmington Planning Board

EH:btb

- c: Farmington Town Board
Farmington Town Clerk
Farmington Town Highway and Parks Superintendent
Farmington Water and Sewer Superintendent
Town Code Enforcement Officer
Town Fire Marshall
Town Director of Planning and Development
Town Engineers, MRB Group, D.P.C., attn: Lance S. Brabant, Director of Planning Services
Applicant: Frank DiFelice, DiFelice Development Corporation
Applicant's Engineer: Marathon Engineering, attn: Matt Tomlinson, Project Manager