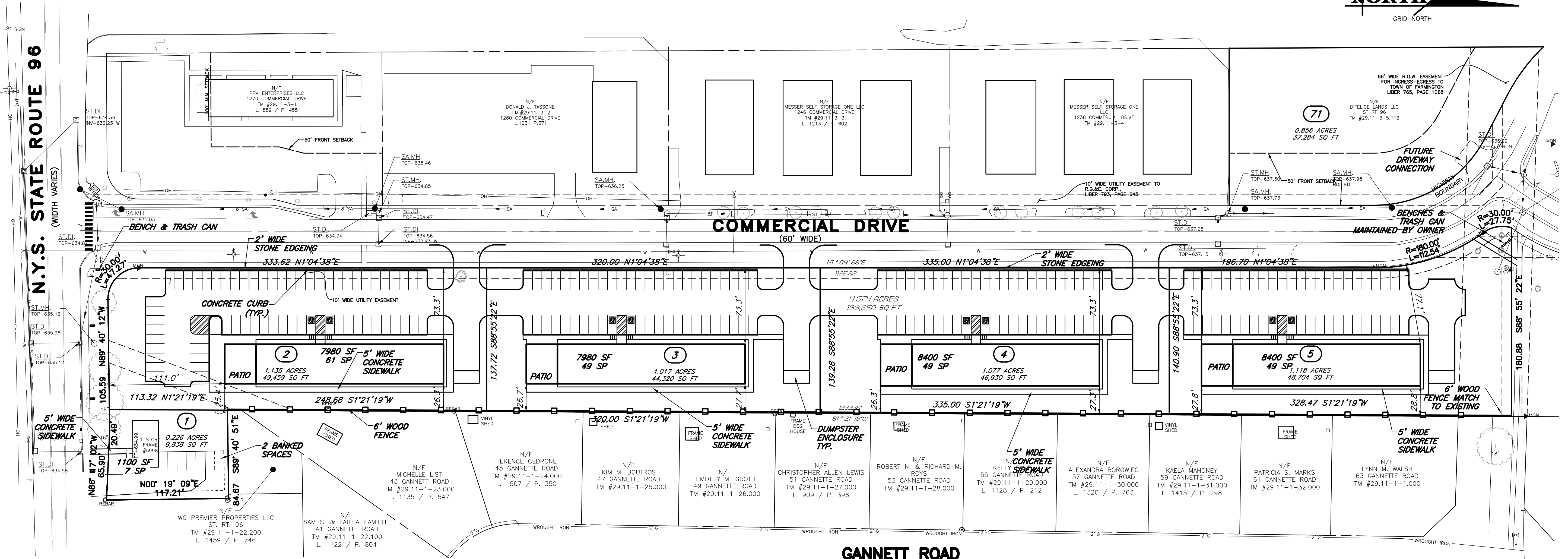




PROJECT STATISTICS

1. GENERAL:

- 1.1 PROPERTY OWNER - DIFELICE LANDS LLC
- 1.2 PROPERTY ADDRESS - 5998 ST RT 96 FARMINGTON, NY 14425
- 1.3 TAX ACCOUNT - 29.11-3-15

2. ZONING REGULATIONS:

2.1 ZONING DISTRICT - INCENTIVE ZONING (IZ)	EXISTING IZ REQUIREMENTS	PROPOSED IZ REQUIREMENTS	REVISED LOTS 2-5 & 71
2.2 CODE REQUIREMENTS -			
MAX BUILDING AREA	6,900 SF	8,400 SF	8,400 SF
MIN LOT AREA	36,000 SF	36,000 SF	44,320 SF
MAX LOT AREA	42,900 SF	52,000 SF	49,459 SF
MIN LOT WIDTH	268 FT	268 FT	320 SF
MIN FRONT SETBACK (RTE 96)	100 FT	100 FT *	111 FT
MIN FRONT SETBACK (COMMERCIAL DR)	50 FT	50 FT	73.2 FT
MIN REAR YARD SETBACK	30 FT	24 FT	25.3 FT
MAX LOT COVERAGE	20%	20%	18%
MIN OPEN SPACE	25%	25%	30%

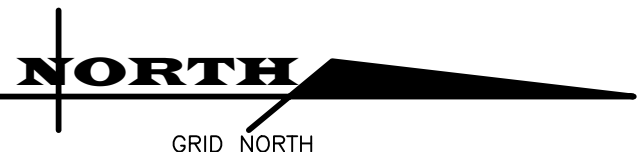
* BUILDING ON LOT 1 IS EXISTING NON-CONFORMING (1100 SF)
LOT 1 TO CONTAIN 7 PARKING SPACES (2 BANKED SPACES)

2.3 VARIANCES - SEEKING TO REVISE INCENTIVE ZONING TO MATCH PROPOSED IZ IN ABOVE CHART

3. PARCEL STATISTICS:

- 3.1 AREA - EXISTING PARCEL - 4.574 AC (199,250 SF)
PROPOSED PARCELS:
LOT 1: 0.226 AC (9,838 SF)
LOT 2: 1.135 AC (49,459 SF)
LOT 3: 1.017 AC (44,320 SF)
LOT 4: 1.077 AC (46,930 SF)
LOT 5: 1.118 AC (48,704 SF)
LOT 71: 0.856 AC (37,284 SF)
- 3.2 EXISTING CONDITIONS: EXISTING HOUSE, OPEN SPACE ALONG COMMERCIAL DRIVE
- 3.3 PROPOSED CONDITIONS: SUBDIVIDED INTO 6 LOTS
LOT 1 PERMITTED OFFICE USES: DOCTORS, PSYCHIATRY, COUNSELING, INSURANCE, EYEWEAR, FINANCIAL, ATTORNEY, DENTAL, ACCOUNTING, AND SIMILAR
LOT 1 PERMITTED SALON USES: WAXING, HAIR, NAILS, MASSAGE, TANNING, ACUPUNCTURE, AND SIMILAR
LOTS 2-5 & 71 WILL BE A GENERAL COMMERCIAL USE

TOWN OF FARMINGTON
LOCATION MAP
NOT TO SCALE



MARATHON
ENGINEERING

ROCHESTER LOCATION
39 CASCADE DRIVE
ROCHESTER, NY 14614
585-458-7770

ITHACA LOCATION
840 HANSHAW RD, STE 6
ITHACA, NY 14850
607-241-2917

www.marathoneng.com

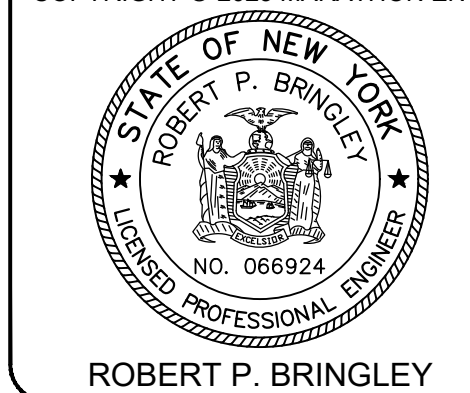
INCENTIVE ZONING MODIFICATION PLANS
for
REDFIELD GROVE
COMMERCIAL DEVELOPMENT

STATE OF NEW YORK
TOWN OF FARMINGTON
ONTARIO COUNTY
5998 ST RT 96

JOB NO:	1592-23	
SCALE:	1"=50'	
DRAWN:	RLB	
DESIGNED:	MT	
DATE:	07/21/2023	
REVISIONS		
DATE	BY	REVISION
09/25/23	RLB	PB REVISIONS
11/10/23	RLB	LOT 1 USES

IT IS A VIOLATION OF NEW YORK STATE EDUCATION LAW ARTICLE 135 SECTION 2-208 FOR ANY PERSON, UNDER ANY CIRCUMSTANCES, TO OBTAIN OR ATTEMPT TO OBTAIN A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR TO SEAL OR ATTEMPT TO SEAL ANY DRAWING OR SURVEYING THE SEAL OF A PROFESSIONAL ENGINEER OR LAND SURVEYOR WITHOUT BEING THE DESIGNER OR THE SEAL OF A PROFESSIONAL ENGINEER OR LAND SURVEYOR IS A VIOLATION OF ARTICLE 135 SECTION 2-208 OF THE EDUCATION LAW AND THE SEAL OF A PROFESSIONAL ENGINEER OR LAND SURVEYOR SHALL BE VOID AND THE ACT OF SEALING SHALL BE NULL AND VOID.

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DRAWING TITLE: OVERALL PLAN	
1 of 4 SHEET No:	C1.0
1592-23 JOB No:	DRAWING No: