

TOWN OF
FARMINGTON



Memorandum

TO: Farmington Town Board

FROM: Ron Brand, Director of Planning & Development - **Ronald L. Brand**
Dan Delpriore, Town Code Enforcement Officer - **Daniel Delpriore**
August Gordner, Deputy Town Code Enforcement Officer - **August Gordner**

DATE: January 14, 2025

RE: Report for Town Board Meeting on Tuesday, January 14, 2025.

The following report is for this week's Town Board Meeting, and it is for the period December 23, 2024, through January 13, 2025.

Town Board Resolutions (9)

1. Resolution accepting Parts 2 and 3 of the Short Environmental Assessment Forms (SEAFs) for the adoption of Local Law No. 2 of 2025, Meyer's Rezoning Map Amendment.
2. Resolution for Determination of Significance, for the adoption of Local Law No. 2 of 2025 [Action], under the provisions of the State Environmental Quality Review [SEQR] Regulations, for the rezoning of 2.612 acres of land, a part of Tax Map Account Number 29.00-1-70.111, which now contains a total of 9.8 acres from RM-F Residential Multi-Family to GB General Business, MTOD Major Thoroughfare Overlay District and MSOD Main Street Overlay District.
3. Resolution authorizing Adoption and filing of Local Law No. 2 of 2025, and approving the amendment of the Town's Official Zoning Map for delineating the rezoning of land [a 2.6 acre parcel, a portion of Tax Map Account 29.00-1-70.111] from RM-F Residential Multi-Family, MTOD Major Thoroughfare Overlay District and MSOD Main Street Overlay District to GB General Business, MTOD Major Thoroughfare Overlay District and MSOD Main Street Overlay District; and directing the Town Clerk to formally amend a portion of the Town's Official Zoning Map

4. Resolution to adopt the various amendments to sections of the Town of Farmington Site Design and Development Criteria Manual as set forth herein; establishing the effective date of said amendments, directing copies of said amended sections to be provided to Town Staff, and directing the posting of the updated manual upon the Town's Official Website.
5. Resolution regarding the consent of the Town Board to dedicate Alfalfa Crescent and Meadowbrook Lane in Farmbrook Subdivision Sections 7A/7B
6. Resolution authorizing acceptance of easements and a Stormwater Maintenance Agreement for Farmbrook Subdivision Sections 6A, 7A, and 7B
7. Resolution supporting the Town to submit Grant Applications to the NYS DEC ZEV Infrastructure Grant and to RG&E Make-Ready Program for charging stations at the Park & Ride.
8. Resolution authorizing the Code Enforcement Officer to purchase one (1) new and unused Chevrolet Tahoe LS at a cost not to exceed \$57,682.50
9. Resolution accepting a two-year maintenance bond in the total amount of \$98,514.70, for dedicated site improvements within Sections 7A & 7B-2, Farmbrook Subdivision Tract.

Town Projects Update

1. **FEDERAL HIGHWAY TRANSPORTATION ALTERNATIVES PROGRAM (TAP) GRANT AWARD.** A small punch list of items continues being worked on at this time. The pedestrian/bicycle bridge crossing of Beaver Creek, along the south side of County Road 41, was installed on December 11th. The bridge remains closed until the new guardrails for both of the abutments can be installed. A short section of blacktop is to be installed between the stone dust pedestrian trail connection between the sidewalk along County Road 41 and the Auburn Trail is completed in the spring. Finally, in the spring, the sidewalks along the west side of Mertensia Road and the south side of Elizabeth Way are scheduled for completion after the new water line improvements have been completed.

The Town has also learned that applications for the next round of Federal Highway TAP grant funding is expected to be announced in the spring. The Town intends to submit a TAP application to enable the completion of sidewalk, trail, and bicycle route connections in accordance with the update to the Town's adopted Sidewalk/Trail Connections Master Plan Map.

2. FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD HAZARD MAPPING UPDATE.

The 90-day period of appeal of the proposed flood hazard mapping determinations ended on January 11, 2025, and those maps will become the basis for the floodplain management regulations that the Town *must adopt* to remain qualified for all property owners participation in the National Flood Insurance Program (NFIP).

3. Brickyard Road Water Tank & Transmission.

The new Water Tank continues under construction, and is located at the existing Brickyard Road tank site located along Brickyard Road, as the aerial photo below shows. The existing water tank is pictured in the lower lefthand corner of the photo (in blue color). The concrete slab on grade, the base that supports the numerous tank sections of the new tank, is now complete after 660 yards of concrete material being poured. The new sections of the water tower continue its upward growth to a height of 170 feet above the base.

Another component of this project involves the construction of a new 16-inch diameter water transmission line which is now complete.



4. Town Hall Lower-Level Renovations Project.

Renovations continue in the lower level of the Town Hall. The work includes a new entrance to the lower level of the building, a new lower-level heating/cooling system, renovations to the staff lunchroom/meeting room and to the men and women rest rooms, construction of two new conference/meeting rooms, a staff training room, and

new offices for the Town's Construction Inspectors. Substantial completion of these improvements is scheduled for March 27, 2025.

5. Monarch Manor Incentive Zoning Project, Section 2.

There are occupied portions of nine (9) two-dwelling unit buildings in Section 2. Another five new buildings along Monarch Drive are now under construction. There remains eight more building sites. Eventually within Section 2 there will be twenty-four (24) buildings having a total of forty-eight (48) single-family dwelling units.

The Town Planning Board, tomorrow night, will be reviewing a set of proposed revised drawings for the remaining sections 3, 4 and 5 of the Project. The developer is seeking approval to combine these three remaining sections, containing a total of 40 buildings and 80 dwelling units. The Planning Board will be referring this application to the Town Board, for its consideration, at its meeting on Tuesday, January 28, 2025, that will involve amending one or more conditions of the original overall site plan drawing.

6. Auburn Meadows Subdivision, Sections 7N, 8N & 8S.

All lots have been issued Certificates of Occupancy within these final sections of the Auburn Meadows Subdivision Project. All stormwater related improvements for these two sections have been accepted. The remaining step, to allow for the closeout of these projects, involves land transfer to the town.

7. Hathaway's Corners Incentive Zoning Project. All one-hundred fifty-one (151) townhouse dwelling units located within Phase 1A of the Hathaway's Corners Project are now complete and occupied.

Within Phase 2B, located within the southeastern portion of the Hathaway's Corners Incentive Zoning Project site, are a total of eleven (11) apartment buildings having a total of 88 apartment units. Certificates of Occupancy (CofOs) have been issued for ten (10) of the eleven (11) apartment buildings. The one remaining CofO is on schedule to be issued by the end of January next year.

Within Phase 1B of the project and along the south side of County Road 41, there is one site under construction and four (4) remaining lots for sale. Within another portion of Phase 1B, is a model home/sales office located along the east side of Osburn Lane. Along Eddy Gate Way there are seven (7) occupied dwellings, one (1) dwelling unit ready for occupancy and thirteen (13) dwellings under construction. Elsewhere along Osburn Lane there are eight (8) dwelling units under construction and twelve (12) occupied units. There are a total of forty-two (42) single-family lots located in this Phase of the Project.

A new phase of the Hathaway's Corners Project, Phase 2A, will have a total of thirty (30) single-family dwellings constructed along the remaining portion of Osburn Lane and a total of twelve (12) single-family dwellings constructed along Cooper Place. There are four dwellings under construction in this section along Osburn Lane and additional dwelling lots have been sold within this phase. Two (2) dwelling units are under construction on Cooper Place. This final residential phase [2A] of this incentive zoning project will have a total of forty-two (42) single-family dwellings.

Site work also continues within the first portion of Phase 1C, The Villas at Hathaway's Corners. This phase will involve a total of sixty-one (61) single-family dwellings located on Villa-style lots fronting along Caleb Court [a private roadway]. Five (5) single-family dwellings have been constructed and five (5) more are under construction. In addition, a model sales office/home is open to the public and forty-nine (49) lots remain available. This portion of the project will operate under a home-owners association where all site amenities (e.g., lawn mowing, landscaping, snow plowing, etc.) are provided for those living within the Villas at Hathaway's Corners.

8. **RG&E Substation 127 Expansion Project.** This electric substation expansion project is located along the east side of [961] Hook Road and south of Inter-State Route I-90 [New York State Thruway]. This project includes the addition of impervious area (adding a 186 ft. by 100 ft. expansion to the existing 127 substation yard) and expansion of an existing bioretention facility to provide water quality treatment for this new area. Additional structures are being installed within the substation's secure area. Finally, closeout action has commenced for this substation project, including the filing of a two-year Performance Bond with the Town Clerk's Office and the final release of funds from the Letter of Credit for this project.
9. **RG&E Substation 168 Expansion Project.** Substation 168 is located along the south side of State Street, adjacent to the Village of Manchester. Interior work in the control house continues. Exterior site work, inside the 115kV yard on the east side of the station continues, including installation of steel structures, cable trenches, etc., and weekly SWPPP inspections are on-going and have been provided to the Town.
10. **CountryMax Building Project.** The interior work continues on this 68,000 square foot office/warehouse building. A portion of the building is now occupied with the remainder continuing to be worked on.
11. **Farmbrook Site Plan Applications, Sections 7A & 7B.** This project will ultimately involve the development of seventy (70) single-family dwelling lots to be constructed within Sections 7A and 7B of the Farmbrook Planned Subdivision Project. The Town Board, at its meeting tonight, is expected to take dedication of site improvements and approve a two-year maintenance bond for these improvements. Once these two steps are complete, Ryan Homes will begin site construction of one of their new models which will also serve as the Sales Office for the lots located in these two remaining sections.
12. **Paddock Landing Project (formerly known as the Power Incentive Zoning Project).** This project has been placed on hold at the request of the applicant until further notice.
13. **Open Space Index Update.** The Town of Farmington Environmental Conservation Board (ECB) continues work on the completion of the update to the Town's Open Space Index (OSI). The OSI Update document is required by the State's General Municipal Law, for maintaining the Board's status. GIS mapping updates have also been prepared as part of this process. The draft document is scheduled for presentation to the Town Board, for its' review and acceptance next month.

- 14. Parks & Recreation Master Plan Update.** The Town's Parks & Recreation Master Plan Update Committee at their meeting on Monday, January 6, 2025, completed their reviews of the working draft document and by a unanimous vote moved to accept the document. The Town Board will be receiving the document at their meeting on Tuesday, January 28, 2025 and then will be starting the formal adoption process.
- 15. Creekwood Townhouse Project – Phase Two.** This project has been placed on hold at the request of the applicant until further notice.
- 16. Commercial Drive Solar Projects, East & West.** Town staff await receipt of the revised preliminary drawings showing compliance with the conditions of approval. Once the revised drawings have been received and signatures placed on them, then the Planning Board will accept applications for Final Site Plan Approvals for both the east and west solar projects.
- 17. Meyer's RV Superstore of the Finger Lakes property rezoning.** The RV property has recently acquired a small [2.6 acre] parcel of vacant land, located along the east side of Mertensia Road which is now a part of their developed site at 6200 State Route 96. This parcel of land is zoned RMF Residential Multiple-Family, and the owner is requesting it be rezoned to GB General Business to enable it to be developed as part of the Meyer's Finger Lakes RV Superstore site. The Town Board, at their meeting tonight will be reviewing the final draft of a new Local Law, the drafting of Parts 2 & 3 of the Short Environmental Assessment Forms (SEAFs) and draft a resolution under the provisions of the State Environmental Quality Review Act (SEQRA) for making a determination of non-significance upon the rezoning. Finally, the Town Board will be considering a draft resolution for adopting Local Law No. 1 of 2025, approving the rezoning of this small parcel of land. Once the parcel is rezoned to GB General Business then the applicant will be seeking preliminary and final site plan approvals from the Town Planning Board. The identified proposed use of this parcel of land is for additional outdoor storage of RV units for sale.
- 18. Routes 96 & 332 Safety Issues to be addressed...** The Town of Farmington awaits the County's authorization to commence work on a Local Safety Plan for Ontario County that has been awarded, by the Genesee Transportation Council, to Fisher Associates, a Transportation Engineering Firm located in Rochester, New York. The Town Supervisor has already reached out to the Ontario County Sheriff and the Region 4 Director, New York State Department of Transportation, and has received their support for addressing safety concerns at this intersection as a priority in the forthcoming safety plan.

RLB:AG:DD:btb

c: Town Supervisor; Town Board; Town Clerk; Town Assessor; Town Principal Account Clerk; Town Supervisor's Confidential Secretary; Town Code Enforcement Officer; Town Highway & Parks Superintendent; Acting Town Water & Sewer Superintendent; Robyn MacDonald; Mark Cain; Town Planning Board Chairperson; Town Zoning Board of Appeals Chairperson; Town Environmental Conservation Board Chairperson; Hal Adams, Town Agricultural Advisory Committee Chairperson; Town Website; Town Construction Inspector; Bill Davis, MRB Group, D.P.C.; Lance Brabant, MRB Group,

D.P.C.; Eric Cooper, MRB Group, D.P.C.; Matthew Sousa, Town Conservation Board; Matthew C. Oravec, P.E., Region 4 Office, NYSDOT; Zachary Starke, Region 4 Office, NYSDOT; Craig Ekstrom, P.E., Region 4 Office, NYSDOT; William Best, Assistant Resident Engineer, NYSDOT, Ontario County; Ryan Fisher, NYSDOT Ontario County; Alissa Bud, Deputy Ontario County Administrator; Michael Manikowski; Ryan Davis, Ontario County I.D.A.; James Armstrong, Ontario County I.D.A.; Suzane Vary, Ontario County I.D.A.; Timothy McElligott, P.E., Ontario County D.P.W.; Garrett Beisheim, Junior Engineer, Ontario County D.P.W.; Linda Phillips, AICP, Ontario County Department of Planning; Casey Saucke, S.B. Ashley Company; Shawn Skivington, S.B. Ashley Group; Ryan Destro, P.E., BME Associates; Emily Smith, P.E., Fisher Associates; Donald Freeland, Construction Inspector, Fisher Associates; Geoffrey Astles; Matt Tomlinson, Marathon Engineers; Mark Meyer, Meyer's RV; Alex Amering, P.E., Costich Engineers; Timothy Terranova, Victor Central Schools; Kelly Clink, Director of Transportation, Victor Central Schools; Owen Hill, AVANGRID; Jason Cronin, RG&E; Boyd Shearer, RG&E; Mary Steblein, P.E., LaBella Associates; Omar Guevara, RG&E; Sara Otero, RG&E; Megan Yoshida, RG&E; Eric Thorne, RG&E; James Haney, RG&E; Steph Reisenberg, RG&E; Jody Binnix, Genesee Transportation Council; Lora Leon, Region 4 Office, NYSDOT; Ted Liddell, Bergmann P.C.; James Taylor, Taylor Builders; Karl Shuler, Taylor Builders; Kelly Cochrane, Canandaigua National Bank; Don Payne, CountryMax; Charles Parkhurst, Lyons National Bank, Farmington Branch Office; Harry Wells, American Equipment; Jim Dowling, Reliant Federal Credit Union; Seth Clearman, Transportation Supervisor, Canandaigua City Schools; Frank Ruffalo, Sky Solar, Inc., frank.ruffolo@skysolarholdings.com; Timothy Botting, LaBella Associates, DPC, tbotting@labellapc.com; Emily Thomas, Project Manager, LaBella Associates, DPC, ethomas@labellapc.com; Jonathan Orpin, New Energy Works; and Jeff Hutchinson, Farmington Town Center, LLC.