

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: December 10, 2024

RE: Report for Town Board Meeting on Tuesday, December 11, 2024.

The following report is for this week's Town Board Meeting, and it is for the period November 26, 2024, through December 9, 2024.

Town Board Resolutions (3)

1. Resolution authorizing the establishment and filing of a Letter of Credit for site improvements within Phase 1C-B, the Villas at Hathaway's Corners, in the total amount of \$514,805.15.
2. Resolution authorizing the acceptance of an easement from GLN Farmington Realty, LLC, for property located along the south side of State Route 96, west of the intersection with State Route 332.
3. Resolution scheduling a public hearing, for Monday, December 23, 2024, commencing at 6:00 p.m., upon the adoption of a proposed Local Law for 2025, approving the rezoning of 2.612 acres of land, located along the east side of Mertensia Road, north of State Route 96 and part of the Meyer's RV Superstore of the Finger Lakes site at 6200 State Route 96, from RMF Residential Multi-Family to GB General Business; and authorizing the Town Clerk to amend the Town's Official Zoning Map in accordance with said rezoning approval; and directing the publishing and posting of legal notices for said public hearing.

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. We were informed last week that the pedestrian/bicycle bridge crossing of Beaver Creek, along the south side of County Road 41, will be installed tomorrow, December 11th. The Town has also learned that applications for the next round of TAP grant funding is expected to be announced next spring. The Town intends to submit a TAP application to enable the completion of sidewalk, trail, and bicycle route connections in accordance with the Town's adopted Sidewalk/Trail Connections Master Plan.

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

The town has confirmed that FEMA did publish in the Daily Messenger, both on September 26th and October 3rd, public notices of their proposed flood hazard mapping determinations. These determinations, when finalized on January 11, 2025, 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).

FEMA's notice provides Town residents an opportunity to appeal the proposed flood hazard information presented on the revised preliminary Flood Insurance Rate Maps (FIRMs) and the Flood Insurance Study (FIS) report that has been posted on the FEMA Website:https://www.floodmaps.fema.gov/fhm/BFE_Status/bfe_main.asp or call the **FEMA Mapping and Insurance eXchange (FMIX) toll free at 1-877-FEMA Map (1-877-336-2627).**

The 90-day appeal period began on October 3, 2024, and will end on January 11, 2025. During this 90-day appeal period any owner or lessee of real property in the Town who believes that their property rights will be adversely affected by the FEMA mapping have the right to appeal the mapping. The burden of an appeal is on the property owner, and it must be based upon scientific or technical data before FEMA makes its final flood hazard determination at the end of the 90-day appeal period. Affected property owners by the mapping could be required to purchase flood insurance for their buildings in order to make claim on any future water damage.

3. Brickyard Road Water Tank & Transmission.

The new Water Tank under construction, 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 to the lower level of the Town Hall. The work includes a new entrance to 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 and 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 seven (7) two-dwelling unit buildings in Section 2. Another new basement is being dug this week for another two-unit structure located along Monarch Drive. The topcoat of asphalt for Monarch Drive and Brimstone Drive is scheduled for later this week. Eventually within Section 2 there will be twenty-four (24) buildings having a total of forty-eight (48) single-family dwelling units.

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. All these buildings are now under construction and

Certificates of Occupancy (CofOs) issued for five (5) Apartment buildings. Additional CofOs will be issued once work on the remaining five (5) buildings is completed, which is expected to be by the end of this year.

Within Phase 1B of the project and along the south side of County Road 41, there are five (5) 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 four (4) 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 three (3) more are under construction. In addition, a model sales office/home is open to the public and fifty-five (52) 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. 1816 Quaker Meetinghouse Museum Project.** Site work is underway which includes the rehabilitation of the 1816 Quaker Meetinghouse building, paving of two driveways to Sheldon Road, constructing on-site parking spaces, and installing a stone dust trail.

This facility is listed on the Federal and State Registers of Historic Sites. The 1816 Museum Board of Directors has worked many years in obtaining federal and state grants to allow this part of our country's history to be made available to the public.

- 11. LeFrois Project, (GLN) State Route 96.** The Town has now received a draft easement document providing access across portions of the property which is being accepted at tonight's Town Board meeting. The Applicant continues marketing the project, now known as "Ontario Gateway Business Park."
- 12. CountryMax Building Project.** The interior work continues on this 68,000 square foot office/warehouse building. Blacktopping of the site's access (drives, loading docks and parking areas) is now complete. The on-site walkways, landscaping along with the site lighting bases and wiring have been installed. A new sidewalk has been constructed across a portion of this project's frontage along the south side of Collett Road. This sidewalk connects to the extension of the sidewalk along the north side of Collett Road from the FedEx site to a new crosswalk on Collett Road near the driveway to Ultra Fab. This sidewalk has now been dedicated to the Town and ends before connecting to Hook Road.
- 13. Farmbrook Site Plan Applications, Sections 7A & 7B.** The utilities [e.g. sanitary sewer lines, watermains, fire hydrants, stormwater management facility and asphalt binder base for Alfalfa Crescent and the remainder of Meadowbrook Lane] is complete. 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 developer is starting to pull together all the documentation for dedication of site improvements to the Town, which is scheduled to occur later this month, and then followed by the issuing of building permits for home construction and the removal of the gates across the newly constructed highways.
- 14. 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.
- 15. 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.
- 16. Parks & Recreation Master Plan Update.** The Town's Parks & Recreation Master Plan Update Committee met last night to discuss the preliminary draft of the Plan Update and meet with Lori Benson, Cobblestone Performing Arts Center to learn of their plans for site improvements. Also discussed was the completion of the Plan Update and submission to the Town Board in early 2025.

The Committee's final workshop meeting is scheduled for Monday, January 6, 2025, at the Town Hall starting at 6:30 p.m. in the main meeting room. This meeting will also be available on ZOOM. The Committee is expected to complete their reviews of the working draft document this week and provide input to the study consultants for completing the draft document, submitting it to the Town Board and scheduling the formal adoption process in 2025.

- 17. Creekwood Townhouse Project – Phase Two.** This project has been placed on hold at the request of the applicant until further notice.
- 18. Union Crossing Development LLC Project.** The final site plan drawings have been signed for the construction of the first of two previously approved warehouse buildings and related site improvements on land located along the north side of County Road 41 and the west side of County Road 8. The next step is filing a Letter of Credit for site improvements to be dedicated to the Town and then a pre-construction meeting will be scheduled with Town Staff. The applicant would like to start construction on this project in 2025.
- 19. Commercial Drive Solar Projects, East & West.** The Town Planning Board, at their October 16th meeting, granted preliminary site plan approvals with conditions for these two applications and await receipt of revised drawings showing compliance with those conditions. 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 projects. In the meantime, Town Staff today learned from the adjacent property owner, Jonathan Orpin [New Energy Works] that the Lot Line Adjustment Drawing has been agreed-to, and that Sky Solar can now proceed with filing this map with the Ontario County Clerk's Office.
- 20. 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 adjacent to their developed site. This land is zoned RMF Residential Multiple-Family and must be rezoned to GB General Business for it to be developed as part of the superstore site. The Town Board, at their meeting tonight will be scheduling a public hearing tentatively scheduled for Monday evening, December 23, 2024, starting at 6:00 p.m., in the Town Hall. Once the property is rezoned then the applicant will be seeking preliminary and final site plan approvals from the Town Planning Board. Their proposed use of this land is for additional storage of RV units for sale.
- 21. Routes 96 & 332 Safety Issues to be addressed...** The Town of Farmington has just been informed by Ontario County that 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.; 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; Peter Vars, BME Associates; Linc Swedrock, P.E., BME Associates; Chris Hill, I Gordon Real Estate; John Lefrois, Lefrois Builders & Developers; Michael Montalto, Costich Engineers; Angelo Ingrassia, Farmington Market Center; Geoffrey Astles; Matt Tomlinson, Marathon Engineers; Mark Meyer, Meyer's RV; Pat Laber, Schultz Associates; Frank DiFelice, DiFelice Development Corporation; Timothy Terranova, Victor Central Schools; Kelly Clink, 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; Frank Affronti, 104 Contractors; Christopher Guck, Canandaigua National Bank; Matt Indiano, Loomis Road Industrial Park LLC; Don Payne, CountryMax; Jerry Goldman, Woods, Oviatt, Gilman, PLLC.; Betsy Brugg, Woods, Oviatt, Gilman, PLLC; John Iannone, Auto Outlets USA; John Gabrielli, Marina Dodge; 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; and Emily Thomas, Project Manager, LaBella Associates, DPC, ethomas@labellapc.com; Jonathan Orpin, New Energy Works; and Jeff Hutchinson, Farmington Town Center, LLC.