

**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: July 22, 2025

RE: Town Operations Report to Town Board, Tuesday, July 22, 2025.

The following report is for this week's Town Board Meeting, and it is for the period July 8, 2025, through July 21, 2025.

Town Board Resolutions (5)

1. Resolution authorizing the Town Supervisor to sign the Software License Agreement and Appendix A from iWorQ for a public works and facilities management package, WWTP facilities management and stormwater package.
2. Resolution accepting deeds from A&D Real Estate Development, LLC, conveying certain lands to the Town of Farmington, identified as Tax Map No. 41.15-1-500.000, part of Tax Map No. 41.140-2-502,000 and Tax Map No. 41.10-2-902.000, all part of the Auburn Meadows Incentive Zoning Project.
3. Resolution of support for and authorization to submit an application for grant funding assistance under the 2025 New York State Water Infrastructure Improvement Act (WIIA) Program.
4. Resolution of the Town Board's support for and authorizing submission of a Pro-Housing Supply Funds Grant Application through Empire State Development Consolidated Funding Program.
5. Resolution accepting a draft text amendment to the Town Code, dated July 22, 2025, entitled "Local Law No. 6 of 2025, entitled "Chapter 159, Water Rules and Regulations;" classifying the action under the provisions of the State Environmental Quality Review Act (SEQRA) as a Type II Action; and scheduling a public hearing.

Town Projects Update

- 1. Wood Drive Bridge Replacement Project and travel restrictions:** Emily Smith, P.E., Fisher Associates, P.C., the engineering firm working on the design for the replacement of the Wood Drive Bridge, continues on preparing a detail plan along with the supporting documentation, obtain permits from State and County agencies, then advertising for bids in February 2026, bid opening in March 2025, and award the contract for the bridge construction in the Spring 2026. Construction is to be completed in the Fall, 2026.

Meanwhile, traffic movements across the Wood Drive Bridge continue to be restricted to One-Way-In-Only, with the entrance from County Road 41, along with the posting of a ten-ton weight restriction. No longer is traffic allowed to exit from Wood Drive onto County Road 41 at this location. Law enforcement agencies will continue patrolling the area and tickets will be issued to those motorists violating this reduced movement across the bridge.

- 2. TAP Sidewalk/Trail Connection Project:** Marrano Homes intends to walk the alignment for the proposed stone dust trail that would connect the Auburn Trail to the sidewalk along the south side of County Road 41. The Town has requested easements, from Marrano Homes, on small strips of land located across the rear portions of three lots along the trail to enable realignment of the proposed stone dust trail connection. Once this agreement has been reached then a portion of the stone dust trail, near Route 41, will be blacktopped. Finally, the contractor will then be completing the installation of sidewalk along a section of the west side of Mertensia Road near Elizabeth Way. This section was delayed last year to allow for the installation of a new water line in the area.

- 3. Brickyard Road Water Storage Tank Project.**

Work continues on the new 2-million-gallon water storage tank shown in the photo below. Current construction involves welding together the water storage portion of this new tank project. A part of this welding includes sandblasting of the welded joints. The containment of the sandblasting procedure involves the placement of a large curtain which looks like a shower curtain when extended around the lower half of the tank. This curtain extends down to the ground, approximately 200 feet below. The first photo below show the draw strands, between the ground and the tank, and you can see the plastic curtain around the base of the tank. The second photo below shows the full curtain extended. The anticipated completion date for this facility is scheduled for late 2025. The photo below is intended to help identify these next phases of this project.





4. Monarch Manor Incentive Zoning Project, Section 2.

There are a total of twelve (12) buildings each having two-dwelling units that are either fully or partially occupied within Section 2. Another seven (7) new buildings along Monarch Drive are now under construction. There remain five (5) more building sites (a total of 10 dwelling units). Eventually within Section 2 there will be twenty-four (24) buildings having a total of forty-eight (48) single-family dwelling units. The Town awaits a presentation from A&D Real Estate Development Corporation, LLC, on the remaining phases [Sections 3, 4 & 5] of this incentive zoning project.

5. 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 sections have been accepted. The remaining step to allow for the closeout of these projects involves land transfer located in Section 8S to the town which is scheduled to be accepted at tonight's Town Board meeting.

6. Hathaway's Corners Incentive Zoning Project.

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 (4) 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.

- 7. 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.
- 8. 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 monthly SWPPP inspections are on-going and have been provided to the Town.
- 9. 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 of interior construction and exterior site improvements continuing to be worked on.
- 10. 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. Ryan Homes has completed two model homes, which will serve as the sales offices for the lots located in these two remaining sections of the Farmbrook Neighborhood. There are five (5) dwellings under construction and nine (9) lots that have been sold during the past two-week period. This leaves a total of 56 lots to be sold and dwellings constructed.
- 11. 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.
- 12. 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, at one of the two scheduled meetings in August.
- 13. Creekwood Townhouse Project – Phase Two.** This project involves the construction of 40 townhouse dwelling units and the extension of Pintail Drive connecting with the intersection of Pintail Drive, Running Brook Drive and Red Fern Drive. Once this remaining section has been dedicated then Quentonshire Drive will be renamed Pintail Drive. The site contractor has informed the Town that construction of the remaining section of highway is scheduled for July to be followed with dedication in August. Once dedication has been accepted this will become the detour route to County Road 41 for those living in the area.

- 14. Commercial Drive Solar Projects, East & West.** Town staff await receipt of the revised preliminary drawings showing compliance with the conditions of approval for these two sites. 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. In addition, the Lot Line Adjustment Plat map, for transferring portions of the Solar Project East and the adjacent New Energy Works properties to enable the realignment of the extension of Commercial Drive away from the rear property lines of adjacent townhouses. The map has been signed by the Planning Board Chairperson and filed in the office of the Ontario County Clerk.
- 15. Meyer's RV Superstore of the Finger Lakes property rezoning.** The Town Planning Board, at their meeting on April 2, 2025, granted final site plan amendment approval with conditions. The identified proposed use of this portion of the overall site is for additional outdoor storage of RV units for sale. Work on this project is scheduled to commence next month.
- 16. Villager Construction Project.** The Planning Board, at their June 4, 2025, granted final site plan approval with conditions. The project involves the development of a portion of the 33-acre site, formerly known as the Loomis Road Industrial Park Site, to construct approximately a 38,600 square foot, single-story, office and maintenance building, having a 9,000 square foot single-story building addition, on-site parking for employees, customers, and guests and related site improvements. The Planning Board, at their May 7th meeting, also approved with conditions an excavation permit for earthwork on the site. Tonight, the Town Board will be hearing a request to allow night time operations involving only the stockpiling of millings from their Thruway Project, for a three week period. Finally, the Ontario County Industrial Development Agency will be conducting a public hearing, in the Town Hall, on Thursday afternoon, July 24th, commencing at 5:00 p.m., to receive public comments on a proposed PILOT award to Villager Construction for their proposed site improvements on Loomis Road.
- 17. Victor-Farmington Volunteer Ambulance Corps.** The Ambulance Corps continues working with the New York State Department of Environmental Conservation for a permit to enable site work to commence on their proposed Station No. 2 facility located at the southwest corner of State Route 96 and County Road 8. The Ambulance Corps will be constructing a three (3) bay addition to the existing building for their ambulances, making interior renovations to the existing building and related site improvements. They are hoping to be operating from this new facility in early 2026.
- 18. Town Code Updates.** The Town Board tonight has received the preliminary draft for Local Law No. 6 of 205, amendments to Chapter 159 [Water Rules and Regulations] and the Town Board intends to schedule a public hearing on August 26, 2025, on the adoption of this local law. Other on-going updates to the Town Code continue for Chapter 144, Land Subdivision, Chapter 165, Zoning, and Chapter 66, Backyard Burials.
- 19. Farmington Market Center Update.** Town staff await design changes to the first phase of this proposed project. Anticipated changes include realignment of the proposed Mavis Tire Store, removal to the Tops Fueling Kiosk and replacement with a drive-thru coffee facility, and the new building for the Farmington Branch Office of Canandaigua National Bank. The applicant intends to make a formal presentation of these changes at the August 12th Town Board meeting.

- 20. Cook Properties Incentive Zoning Plan.** The Town Board, at their meeting tonight received a revised overall preliminary site plan for the development of approximately 65 acres of land located along the east side of State Route 332, between the Troop E State Police Headquarters and County Road 41. Cook Properties have recently named this project as **Farmington Meadows**. This property which was recently rezoned for incentive zoning development, involving a mix of residential, commercial and limited industrial types of development. However, the previous applicant has now transferred the land to Cook Properties. Following tonight's presentation, the Town Board will refer this amended plan drawing to the Planning Board and Town Staff for their reviews and comments before deciding upon the pending incentive zoning application.
- 21. Fish Solar Farm Project.** The Planning Board, at their meeting on August 6, 2025, will make findings and a determination whether to accept the application for a 23-acre large-scale ground-mounted solar farm to be constructed on a portion of the Fish property, located along the north side of Mt. Payne Road, between Yellow Mills Road and the Farmington/Manchester Town Line. The Applicant's Engineer has submitted a 490-page document in response for the Town Staff and the Town Engineer's requests for additional information to enable the project to move forward.
- 22. Route 96 Traffic Signal Meeting.** On Tuesday afternoon, at 4:00 p.m., July 22, 2025, several of the property owners along the Route 96 Main Street Corridor, between Mertensia Road and State Route 332, participated in a meeting at the Town Hall, with representatives from Ontario County Planning and Town staff, to discuss options for the installation of a desired signalized intersection with Mercier Boulevard.

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- 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; 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; Craig Ekstrom, P.E., Region 4 Office, NYSDOT; William Best, Assistant Resident Engineer, NYSDOT, Wayne/Ontario Counties; 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; Linc Swedrock, 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, Region 4 Office, NYSDOT; Lora Leon, Region 4

Office, NYSDOT; Ted Liddell, Bergmann P.C.; James Taylor, Taylor Builders; Karl Shuler, Taylor Builders; Kelly Cochrane, Canandaigua National Bank; Jeff Ashline, 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.ruffalo@skysolarholdings.com; Carl Frey, LaBella Associates, DPC; Kelly Sullivan, P.E., LaBella Associates; Jonathan Orpin, New Energy Works; Jeff Hutchinson, Farmington Town Center, LLC; adake@passero.com; and Josh Fahey, Josh.Fahey@mail.house.gov.