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TOWN BOARD MEETING

JULY 22, 2025

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At the Farmington Town Board Meeting, held in the Town Hall or by Phone/Video Conferencing on the 22<sup>nd</sup> day of July, 2025, at 7:00 PM, there were:

**PRESENT:**       Peter Ingalsbe – Supervisor  
                  Mike Casale – Councilman  
                  Steven Holtz – Councilman  
                  Nate Bowerman – Councilman-Necessarily Absent  
                  Ron Herendeen – Councilman  
                  Michelle Finley – Town Clerk

Also present in person: **Tim Ford** – Highway & Parks Superintendent, **Dan Delpriore**- Code Enforcement Officer, **Aaron Bissell** – Water & Sewer Superintendent, **Ron Brand** – Director of Planning and Development, **Ed Hemminger** – Planning Board Chairman, **Bill Davis** – MRB Group, **Shauncy Maloy** – Passero Associates, **Tim Lawless** – Villager Construction, **Michael Lawless** – Villager Construction, **Jeff Graff** – Town Attorney, **Aubrae Lamparella** – resident, **Sue Bauer** – resident, and **Jeff Cook** – Cook Properties

Also present by telephone/video conferencing was: **John Piper**- Consultant and **Michael Phillips** - resident

**PUBLIC HEARINGS:** None.

**APPROVAL OF MINUTES:**

A motion was made by **Councilman Casale** and seconded by **Councilman Herendeen** that the minutes of the July 8, 2025, Special Town Board Meeting, and the July 8, 2025, regular Town Board Meeting, that were previously given to members for review, be approved. All Voting “Aye” (Herendeen, Holtz, Casale, and Ingalsbe). Motion **CARRIED**.

**PRIVILEGE OF THE FLOOR:**

**Villager Construction – Timothy Lawless**

Mr. Tim Lawless appeared before the Board requesting that their grading permit be amended to allow work to be done outside of normal hours of operation, which is 7 a.m. to 7 p.m., and they need to work outside those hours to dump materials at the Loomis Road site. He stated that the majority of the dumping would be from 9 p.m. to 11 p.m. Mr. Lawless stated that the State Thruway Authority only allows them to work a certain number of hours and that is from 9 p.m. to 5 a.m., so they need permission to dump. He added that they would be utilizing their west entrance to the property. Councilman Holtz asked if Mr. Lawless met with any of the residents that live in proximity of the site. Mr. Lawless replied that he had not. Councilman Herendeen commented that he should because it is a lot easier for the Board to give an extension if they know he has done his due diligence to talk with your neighbors to see if they would let them do that for a couple weeks. Councilman Herendeen added that he understands why they need to amend the hours because the Thruway Authority tells them when they can work. Councilman Casale how many weeks. Mr. Lawless replied that this week it is Monday, Tuesday, Thursday, and then there is a week off then they are asking for Tuesday, Wednesday, Thursday, then a week off, then the 18<sup>th</sup> -21<sup>st</sup> and possibly the 22<sup>nd</sup> and finally the 25<sup>th</sup> and 28<sup>th</sup>. Councilman Holtz asked staff if they had any comments or questions. Mr. Delpriore stated to the Board that this request has come to them before and went to the Planning Board and there was concern from them, and from a Code Enforcement side it is hard to police. He added that residents have been opposed to it in the past. Mr. Delpriore asked Mr. Lawless if they will be working all day on the site. Mr. Lawless replied yes. Mr. Delpriore stated then there would be no break from operations. Mr. Lawless replied the only break would be from 7 p.m. to 9 p.m. Councilman Holtz asked if there was a staging area where material could be stored. Mr. Lawless replied no that this is different, this stuff coming from the site, milling and concrete material. Councilman Casale commented that this was just during the week, not on weekends. Mr. Lawless replied that was correct. Mr. Hemminger stated that residents were adamantly oppose to it, and that is why the Planning Board put in very strict rules for hours. He added that it certainly the Boards call but they will probably get phone calls as the neighbors are certainly not shy on reaching out. He added that he understands the circumstances and reasons why they are doing it but the Planning Board choose to limit it because of the impact on the residents. In his opinion, he felt that the backing up of the trucks would be the biggest issue. Mr. Lawless stated that he parked outside each one of the houses and listened when at truck was backing up and he did not hear anything. Councilman Holtz stated that the Board denied the request a few weeks ago and there is no new information coming to them, he appreciated them coming to the Board but there is no new information to change their minds. Ms. Bauer commented that Mr. Lawless should go to the homeowners personally and that it is a nice touch.

**Passero Associates – Farmington Meadows**

Mr. Maloy from Passero Associates stated that they represent Jeff Cook from Cook Properties. The property location is southeast corner of Rt. 332 and County Road 41. The presentation tonight is a result from the last presentation they gave last month to the Board. Mr. Maloy gave a brief overview of the project. He stated that the project is about 65 acres and a long time ago there was going to be a waterpark there. He added that this property has been vacant for over 20 years, and that there have been proposals here and there, but the big issue is the zoning there. Mr. Maloy stated that last year they were working with Whitestone Development and they came in and got incentive zoning approved for some housing and commercial properties on the site and the project, although approved, it fell through and Jeff Cook took over the project and essentially stuck to the development that was already approved. He stated that there is a mixture of housing, single family homes towards the north part of the property, there are some town home style apartments, and there are senior apartments proposed as well, self-storage along County Road 41and then along Rt. 332 they show five (5) different commercial pads (those may change over the years depending on who wants to develop it).

Mr. Maloy stated that one of the things discussed at the last meeting, was the density and style for the townhome style apartments so they took a look at that and changed the building size, instead of a 10 unit building they changed it to an 8-unit building, which eliminated the need to have apartments that were first floor apartments so now the units are first and second story for each unit so every unit has living space on the first floor. He added that by doing that it did reduce the number they could fit in there to reduce the density, originally when the incentive zoning was passed, the proposal was to have 290 units in there, and now it is down to 230 units, which reduces the overall density. He commented that they moved originally the north pad along Rt. 332 was

where the senior apartments are proposed based on conversations, they moved that to the interior of the site, which opens up a potential pad along Rt. 332. Mr. Maloy stated that in the single-family area they moved the homes further back off of the road, a little further from the right of way, and put bump outs on the driveway, making more room for parking (you can fit three vehicles between the bump out and the width of the driveway without blocking the sidewalk and that is in addition to the garage space on the house).

Mr. Maloy commented that they are aware that the town has submitted a letter of intent for the Pro Housing Community Program, and the way he understood it, part of that program is that communities that want to be apart of that need to have an increase in available housing or at least He added that this project is a mixture of three different types of housing. Councilman Casale asked Mr. Maloy if this is exactly what they are going to do or is this just an idea. Mr. Maloy responded that it is an idea, but what he presented to the Board is exactly what they plan to put up. Councilman Casale asked if he had anything to show what the senior housing would look like, Mr. Maloy replied that he did not, but he did include photos of different apartments and they most likely like them. Mr. Delpriore put the pictures up on the screen for them to look at. Ms. Bauer asked what other locations they have. Mr. Maloy replied that he would have to look them up, but they are between Farmington and Rochester.

Supervisor Ingalsbe asked if staff had any comments. Mr. Brand commented to Mr. Maloy that he needed to expand upon was the limited industrial use, Mr. Maloy asked if he was talking about the self-storage, Mr. Brand replied yes. Mr. Maloy stated that at one point they were proposing single family homes along County Road 41, originally with Whitestone it was self-storage, and it has gone back to self-storage. Mr. Hemminger biggest problem is with the parking and to keep that in mind, especially visitor parking. Mr. Maloy stated that right now they are showing enough room for parking so the roads can stay clear in the winter. Mr. Hemminger commented that they will need to keep an eye on the parking piece of the project because it can become a mess, especially if there are 3-4 cars per unit possibly. Mr. Maloy commented that it is a balance that they always try to look at.

Supervisor Ingalsbe asked Mr. Maloy if there was a plan to come and meet with PRC. Mr. Maloy replied that the plan would be to be on the agenda for Planning Board for August 7<sup>th</sup>, and PRC the following day. Mr. Delpriore inquired about the submittal of the concept plan. Supervisor Ingalsbe commented that the Board has seen this project twice now and they now will refer it to the Planning Board and staff for comments back to the Town Board either the second meeting in August or the first meeting in September. Councilman Holtz inquired about the structures in the village green. Mr. Maloy commented it would be for a gazebo or picnic area. Councilman Holtz asked Mr. Maloy if he knew the percentage of greenspace on this plan versus the other plan. Mr. Maloy replied that he did not have the exact number but with some of the changes it moved into the greenspace, but it should not be a significant change and he will get that information for him.

**PUBLIC CONCERNS: None.**

**REPORTS OF STANDING COMMITTEES:**  
**Public Works Committee: Councilman Holtz reported:**

**Water & Sewer:**

1. Fabricated accumulator was delivered for sludge pump.
2. Remaining parts have been received for the aerators and rebuilding of the units is in process.
3. Plantech Support onsite to confirm measurements for Influent Building fans.
4. Continue pressing sludge 3-4 days per week.
5. Installed a temporary pump in the well-point on east side of the Secondary Digester and have successfully “dried-up” the WWTP basement and low-left pump area.
6. Worked on Bioxide system at PS-20 (U-Haul) and is back to operational status.
7. Pump Station routine maintenance and repairs are ongoing.
8. 2025 County Bid prices exists for asphalt sealing, reached out to discuss the town’s needs.
9. Removed dead pine tree at PS-7 (E. Victor Road).
10. Routine flushing of hydrants is ongoing.
11. Investigated potential service leak at 2515 County Road 28, did not find anything, will continue to monitor.
12. The fire hydrant that was struck on Gateway Drive has been replaced.
13. Staging material and equipment at County Rd 8 and Townline Road for watermain replacement on July 23<sup>rd</sup>.
14. Final patching of asphalt at County road 9 and Gillis Road completed on July 18<sup>th</sup>.
15. Water meter replacements are ongoing.
16. Repaired watermain break at Tops on July 14<sup>th</sup>.
17. Preparation of hydrants for painting is ongoing.
18. Obtaining budgetary quotes for vehicles and equipment purchases for 2026.
19. Discussed resolutions on agenda.

**Highway & Parks:**

1. Highway- equipment maintenance, roadside mowing, sweeping roads, graded section of Pintail Crossingso it is ready for Creekwood to pave, finished milling Keyes on Hook Road, Paved Wood Drive, Running Brook, Calm Lake, and Lake Run, started paving Hook Road on Monday July 21<sup>st</sup>, and trimming trees along sidewalks.
2. Parks- mowing parks and trails, grooming and striping ball fields, painting crosswalks, pruning trees, and building maintenance.
3. Buildings – received LED lights for Highway Installation on July 28<sup>th</sup>.
4. Discussed resolutions on agenda.

**Town Operations Committee: Councilman Casale reported:**

1. Five resolutions on agenda.
2. Preliminary draft of Chapter 159 (Water Rules and Regulations) – will schedule a public hearing for August 26<sup>th</sup>.
3. Chapter 144 (Land Subdivisions) passed onto the Town Board for consideration and adoption of Local Law.
4. Town Hall Lower-Level Improvements – small punch list will be completed by the end of August.

5. Staff received a review of the Fish Property Large Scale Ground Mounted Solar Farm project. The Planning Board will review it on August 6<sup>th</sup>.
6. Farmington Market Center Incentive Zoning Project Update.

**Town Finance Committee: Supervisor Ingalsbe reported: None.**

**Town Public Safety Committee: Councilman Holtz reported: None.**

## **REPORTS OF TOWN OFFICIALS:**

### **Supervisor Peter Ingalsbe reported:**

1. Chapter 159 Water Rules and Regulations are available to set the public hearing in August.
2. Members of the Town Board met Wednesday July 15<sup>th</sup> to go over the first 6 months expenditures and revenues for all major funds. Should have the second quarter sales tax information next week.
3. Ontario County – two meetings – Government Operations & Insurance and Ways & Means tomorrow.
4. Farmington Victor Kiwanis – scheduled to speak on August 1<sup>st</sup> to the group on Town business.
5. Farmington Chamber – Thursday Farm Market is ongoing from 3 pm to 6 pm.

### **Highway& Parks Superintendent Tim Ford reported:**

1. Completed paving portion of Hook Road. Still a lot of work to do on driveways and shoulders of the road.
2. Trucks going to assist Victor and Canandaigua.
3. Transfer station will be closed to allow pavement to dry, will reopen Friday.

### **Town Clerk Michelle Finley reported:**

1. Thanked the Parks Department for assisting with bringing records back from Court office.
2. County Association Meeting/luncheon will be at South Bristol tomorrow. Representative from Veteran Services will be speaking with us.

### **Water & Sewer Superintendent Aaron Bissell reported:**

1. Stock piling equipment and material on County Road 8 and Townline Road for watermain replacement project. Will start tomorrow morning, anticipate that it will take half a day.
2. Will be participating in a sludge study that is being performed at RIT.
3. Tentatively setup some smoke testing of suspected I&I areas from sewer flow studies for the week of August 4<sup>th</sup>. Door Knockers will be placed.
4. Solved the long-standing problem of water standing in the basement at the Sewer Plant.
5. PS-5 (Gypsum Mills) – new pumps have been started up and commissioned to use.

### **Code Enforcement Officer Dan Delpriore reported:**

1. Building Department Software update.
2. Working on information for Pro-Housing Community. Explained all the details that needed to be provided.
3. Training for the Fire Department scheduled for July 21<sup>st</sup>.

### **Director of Planning and Development Ron Brand reported:**

1. Town Operations Report available on website and filed with the Town Clerk.
2. Brickyard Road Tank update.
3. Bridges for Brain Injury and Krossbers Pool projects, both will be coordinated reviews under SEQR.
4. Fish Large Scale Solar- 490-page document, provided additional details to see if there is enough information to start the public process.
5. Farmington Market Center – will be coming to do a presentation on August 12<sup>th</sup>, amendment to their original site plan.
6. Staff is starting to look at Storage units and how to handle them.
7. New York Planning Federation webinar.

**Assessor Donna LaPlant reported: None.**

### **Town Engineer Bill Davis reported:**

1. Updates: Collett/Mertensia Watermain final closeout, Rt. 332 Notice to Award is on agenda for tonight, Cranberry Drive project to start mid August.

**Fire Chief reported: None.**

### **Planning Board Chairman Ed Hemminger reported:**

1. Next Meeting- Training on new software, and various projects.

**Zoning Board of Appeals, Thomas Yourch reported: None.**

**Recreation Advisory Board, Bryan Meck reported: None.**

**Recreation Director Mark Cain reported:**

1. Halfway through the six-week program, attendance has averaged approximately 250 kids per day, field trips have been well attended, with over 200 campers going to bowling last week. Upcoming field trips are Seabreeze on Friday and Wickham Farms next Thursday.

**Ontario County Planning Board Member reported: None.**

**Conservation Board Chairperson reported: None.**

**Town Historian Donna Herendeen reported: None.**

**Swap Shop Update: Supervisor Ingalsbe reported: None.**

**Agricultural Advisory Committee Chairman Hal Adams: None.**

**COMMUNICATIONS:**

1. Letter to the Town Clerk from Kelly Myers of BPD Municipal Finance. Re: \$7,500,000 Bond Anticipation Notes, 2025, Certificate of Filing of Official Statement with Clerk.
2. Letter to the Town Clerk from Matthew Oravec of the NYS DOT. Re: Investigation of traffic conditions on Canandaigua Farmington Townline Road between New Michigan Road and Birchwood Drive/Stablegate Drive, relative to the establishment of a lower speed limit.
3. Letter to Cynthia Behan of Behan Planning and Design from the Town Supervisor. Re: Request for Quotes – Farmington Town Park Expansion Planning Project.
4. Letter to Erin Maciel of Urban Landscape Studio Landscape Architecture, PLLC from the Town Supervisor. Re: Request for Quotes – Farmington Town Park Expansion Planning Project.
5. Letter to Bill David and Laurie Fox of MRB Group from the Town Supervisor. Re: Request for Quotes – Farmington Town Park Expansion Planning Project.
6. Letter to Joy Kuebler, Landscape Architect, PC from the Town Supervisor. Re: Request for Quotes – Farmington Town Park Expansion Planning Project.
7. Muni-Link Service Order Notifications Agreement.
8. NYS Education Department Memo. Re: Federal and State Grant Quarterly Status Report.
9. Letter to the Town Supervisor from Stretto (ATech Resolution Corp.) Re: Claim Confirmation for Akoustis.
10. Letter to the NYS Comptroller from Kelly Myers of BPD Municipal Finance. Re: \$7,500,000 Bond Anticipation Notes, 2025.
11. Letter to the Town Supervisor from Barry Carrigan of Nixon Peabody. Re: Ontario County Industrial Development Agency (Loomis Park LLC/Villager Construction, Inc. 2025 Facility).
12. Letter to the Town Supervisor from Senator Helming. Re: Veterans Recognition Program.
13. Casella Special Waste Characterization Profile.
14. Certificate of Liability Insurance from: Verizon Wireless; Randsco Pipeline, Inc.; Diehlux, LLC.
15. Certificate of Disability and Paid Family Leave Benefits Insurance from: Isaac Heating and Air Conditioning, Inc.

**REPORTS & MINUTES:**

1. Monthly Report – Judge Lew – June 2025
2. Monthly Report – Judge Thomas – June 2025
3. Public Works Agenda – W&S – July 8, 2025
4. Town Operations Report – Building Dept. – July 9, 2025
5. Monthly Report – Farmington Volunteer Fire Association, Inc. – June 2025
6. Public Works Agenda – Highway/Parks – July 8, 2025
7. ALS Group USA, Corp. Drinking Water Sample Reports – June 2025
8. Farmington Senior Citizens Meeting Minutes – June 16, 2025
9. CFWD Community Drinking Water System PWS ID #NY3401151 OC Compliance Advisors for Sustainable Water Systems Program Closeout Report.
10. Canandaigua, NY System Sampling Report – July 2025
11. Victor Fire Department Chief's Report – June 2025
12. Cranberry Drive Reconstruction Pre-Construction Meeting Minutes – June 25, 2025
13. Planning Board Meeting Minutes – July 2, 2025

**ORDER OF BUSINESS:****RESOLUTION #250-2025:**

**Councilman Casale** offered the following Resolution, seconded by **Councilman Holtz**:

**RESOLUTION APPOINTING GEORGE CRETEKOS TO THE ENVIRONMENTAL CONSERVATION BOARD**

**WHEREAS**, there are currently two (2) vacancies on the Environmental Conservation Board, and

**WHEREAS**, George Cretekos is interested in filling one of the vacancies and is supported by the Environmental Conservation Board Chairman, Bryan White, now therefore

**BE IT RESOLVED**, that the Farmington Town Board hereby authorizes the appointment of George Cretekos to the Environmental Conservation Board for a term which expires on December 31, 2025, and

**BE IT FURTHER RESOLVED**, that copies of this resolution be submitted by the Town Clerk to the Supervisor's Secretary, the Accountant I, Bryan White, Chairman of the Environmental Conservation Board and George Cretekos at 186 Hawthorne Circle, Farmington, NY 14425.

All Voting "Aye" (Herendeen, Holtz, Casale, and Ingalsbe), the Resolution was **CARRIED**.

**RESOLUTION #251-2025:**

**Councilman Herendeen** offered the following Resolution, seconded by **Councilman Casale**:

**RESOLUTION OF SUPPORT FOR & AUTHORIZATION TO SUBMIT AN APPLICATION FOR GRANT FUNDING ASSISTANCE UNDER THE 2025 NEW YORK STATE WATER INFRASTRUCTURE IMPROVEMENT ACT (WIIA) PROGRAM**

**WHEREAS**, the Town Board of the Town of Farmington, Ontario County, (hereinafter referred to as Town Board) in response to a New York State Department of Environmental Conservation Facility Inspection Report has authorized the Town Engineers, MRB Group, D.P.C., to prepare an engineering report that identifies a long-term solution for replacement of treatment plant components located at the Town of Farmington Wastewater Treatment Plant; and

**WHEREAS**, the engineering report prepared by the Town’s Engineers, dated April 2025, is entitled “Preliminary Engineering Report for the Town of Farmington Wastewater Treatment Plant Rehabilitation” (hereinafter referred to as the “Project”), identifies a long-term solution essential for sustaining water quality and protection of the public health; and

**WHEREAS**, the Town Engineer’s estimate of project cost for the Town’s proposed Wastewater Treatment Plant Improvement Project is dependent upon state funding assistance available from a grant award from the New York State Environmental Facilities Corporation (EFC) under the New York State Water Infrastructure Improvement Act (WIIA); and

**WHEREAS**, the EFC administers WIIA grants to enable municipalities in funding water quality infrastructure projects that protect public health and improve water quality.

**NOW, THEREFORE BE IT RESOLVED**, that the Town Board has given consideration to the proposed solution, identified in the above referenced Town Engineers Report and finds that the proposed corrective improvements address the Town’s compliance with the State’s Identified Inspection Report.

**BE IT FURTHER RESOLVED**, that the Town of Farmington Town Board directs the Town Supervisor, as the authorized representative of the Town, to submit to the EFC a WIIA Grant Application on behalf of the Town and to execute all associated documents relative to and as required for the grant application, financial application and a funding agreement, as applicable; and

**BE IT FURTHER RESOLVED**, that the Town acknowledges upon a grant award from EFC, it may become obligated to provide local matching funds totaling at least 75% of the Project Costs in the form of in-kind services or cash contributions appropriated through the State Revolving Fund (SRF) or other approved financing or funds, in accordance with a Bond Resolution; and

**BE IT FINALLY RESOLVED**, that the Town Board of the Town of Farmington fully supports the “Project” and the submission of the 2025 WIIA grant application by MRB Group, on behalf of the Town, to improve water quality and protect public health.

All Voting “Aye” (Casale, Herendeen, Holtz, and Ingalsbe), the Resolution was **CARRIED**.

**RESOLUTION #252-2025:**

**Councilman Casale** offered the following Resolution, seconded by **Councilman Holtz**:

**CONFIRMING RESOLUTION AUTHORIZING THE HIGHWAY/PARKS SUPERINTENDENT TO HIRE SUPER SEAL SEALCOATING, LLC TO RESURFACE PUMPKIN HOOK PARK’S TWO (2) TENNIS COURTS AND ONE (1) BASKETBALL COURT**

**WHEREAS**, the Highway Superintendent has determined the need for resurfacing of the tennis and basketball courts at Pumpkin Hook Park, and

**WHEREAS**, proposals were received from Super Seal Sealcoating (\$40,739.00), and

**WHEREAS**, Super Seal Sealcoating is an approved installer and resurface contractor for Sport Master which has a publicly procured master agreement contract #COG-2138B through the Cooperative Council of Governments, an Equalis Group lead agency, now

**THEREFORE BE IT RESOLVED**, that the Town Board authorizes the Highway Superintendent to sign the proposal to hire Super Seal Sealcoating, LLC, for the project, a cost not to exceed \$40,739.00 to be funded from Parks – CE (A-7110.4), and

**BE IT FINALLY RESOLVED**, that the Town Clerk forward the original signed proposal and a copy of the resolution to the Highway Department and copies to the Accountant I.

All Voting “Aye” (Herendeen, Holtz, Casale, and Ingalsbe), the Resolution was **CARRIED**.

**RESOLUTION #253-2025:**

**Councilman Herendeen** offered the following Resolution, seconded by **Councilman Holtz**:

**RESOLUTION AUTHORIZING THE TOWN BOARD TO APPROVE THE CLOSEOUT PAPERWORK FOR THE ROUTE 332/COLLETT AND MERTENSIA WATERMAIN PROJECTS**

**WHEREAS**, MRB has provided the Town with the final payment application to Randsco Pipeline as well as the closeout documentation including the correction period letter, the bond letter, the contractor’s affidavit of payment of debts and claims (AIA G706), the release of lien (AIA G706A) and the consent of surety company to final payment (AIA G707); now therefore

**BE IT RESOLVED**, that the Town Board approves the closeout of the projects; and

**BE IT FULLY RESOLVED**, that the Town Clerk forwards a copy of the resolution to the Accountant I and the Water and Sewer department.

All Voting “Aye” (Herendeen, Holtz, Casale, and Ingalsbe), the Resolution was **CARRIED**.

**RESOLUTION #254-2025:**  
**Councilman Holtz** offered the following Resolution, seconded by **Councilman Casale**:

**RESOLUTION AUTHORIZING THE TOWN BOARD TO CLOSE OUT THE NORTH ROAD CAPITAL PROJECT FUND**

**WHEREAS**, Resolution 312-2024 approved the closeout paperwork for the North Road watermain replacement, and

**WHEREAS**, the funds remaining in the capital project savings plus any interest earned will be transferred back to the water savings account, now therefore

**BE IT RESOLVED**, that the funds be transferred with the following budget amendment within the capital project:

HN1440.4 Engineering:	\$10,773.73	
HN8340.2 Waterline:	\$121,919.20	
HN9901.9 Tran to Other Funds:		\$132,692.93

**BE IT FULLY RESOLVED**, that the Town Clerk forwards a copy of the resolution to the Accountant I, and the Water and Sewer department.

All Voting “Aye” (Herendeen, Holtz, Casale, and Ingalsbe), the Resolution was **CARRIED**.

**RESOLUTION #255-2025:**  
**Councilman Casale** offered the following Resolution, seconded by **Councilman Herendeen**:

**RESOLUTION AUTHORIZING A BUDGET AMENDMENT FOR BRUSH & WEEDS – PERSONAL SERVICES – DA-5140.1**

**WHEREAS**, a budget transfer for the Highway Department is needed to fund DA-5140.1 Brush & Weeds PS, now therefore

**BE IT RESOLVED**, that the Town Board of Farmington acting on behalf of the Farmington Highway/Parks Department hereby authorizes the following budget amendments:

From:	DA-5142.1	HWY – SNOW REMOVAL – PS	\$15,000.00
To:	DA-5140.1	HWY – BRUSH & WEEDS – PS	\$15,000.00

**BE IT FURTHER RESOLVED**, that the Accountant I transfers money from the above-mentioned accounts, and

**BE IT FINALLY RESOLVED**, that copies of this resolution be submitted by the Town Clerk, to the Accountant I and the Highway/Parks Superintendent.

All Voting “Aye” (Herendeen, Holtz, Casale, and Ingalsbe), the Resolution was **CARRIED**.

**RESOLUTION #256-2025:**  
**Councilman Holtz** offered the following Resolution, seconded by **Councilman Casale**:

**RESOLUTION AUTHORIZING BUDGET AMENDMENTS FOR THE GENERAL AND SEWER FUNDS**

**WHEREAS**, the following budget amendments are needed to cover expenditures, now therefore

**BE IT RESOLVED**, that the Town Board of Farmington hereby authorizes the following budget amendments:

Debit: A1990.4 Contingent	\$13,500	
Credit: A1010.4 Town Board		\$10,500
Credit: A1660.4 Central Storeroom		\$ 3,000
Debit: SS-599 Appropriated Fund Balance	\$15,000	
Credit: SS8120.44 Engineering		\$15,000

**BE IT FURTHER RESOLVED**, that copies of this resolution be submitted by the Town Clerk to the Accountant I.

All Voting “Aye” (Herendeen, Holtz, Casale, and Ingalsbe), the Resolution was **CARRIED**.

**RESOLUTION #257-2025:**  
**Councilman Casale** offered the following Resolution, seconded by **Councilman Herendeen**:

**RESOLUTION AUTHORIZING ACCEPTANCE OF DEEDS FROM A & D REAL ESTATE DEVELOPMENT, LLC**

**WHEREAS**, the Town of Farmington, by its officers or representatives, has engaged in discussions with A & D Real Estate Development, LLC ("Owner") regarding Owner conveying certain lands to the Town identified as Tax Map No. 41.15-1-500.200, part of Tax Map No. 41.10-2-902.000 and Tax Map No. 41.10-2-902.000 in the Auburn Meadows Subdivision as shown on maps attached to the deed attached hereto as Exhibit I; and

**WHEREAS**, Town of Farmington officials have recommended to the Town Board that said Owner conveys all of the aforesaid parcels to the Town; and

**WHEREAS**, a deed conveying all of the aforesaid parcels has been offered by the Owner to the Town of Farmington; and

**WHEREAS**, the Town Board of the Town of Farmington is desirous of accepting said offered deed; and

**WHEREAS**, the Town Board of the Town of Farmington has examined said deed and finds the consideration described in said deed to be fair and reasonable.

**NOW, THEREFORE, BE IT RESOLVED**, that the Town Board of the Town of Farmington does hereby accept the Deed conveying Tax Map No. 41.15-1-500.200, part of Tax Map No. 41.10-2-902.000 and Tax Map No. 41.10-2-902.000 in the Auburn Meadows Subdivision as shown on maps attached to the deed attached hereto as Exhibit 1, from Owner to the Town of Farmington in accordance with the terms and conditions contained in said instrument and directs that the same be recorded in the Office of the Clerk of the County of Ontario, the fees for said recording to be borne by the Owner, and be it further

**RESOLVED**, that the Town Supervisor shall be and hereby is authorized to take any and all further action necessary to carry forth the intent of this resolution, including but not limited to the execution of all documents necessary to complete the conveyance of the premises referenced herein.

All Voting “Aye” (Herendeen, Holtz, Casale, and Ingalsbe), the Resolution was **CARRIED**.

**RESOLUTION #258-2025:**

**Councilman Holtz** offered the following Resolution, seconded by **Councilman Casale**:

**RESOLUTION REGARDING THE CONSENT OF THE TOWN BOARD TO DEDICATE A 60’ RIGHT OF WAY IN AUBURN MEADOWS SUBDIVISION, SECTION 6N**

**TOWN BOARD CONSENT**

**WHEREAS**, upon reading the dedication of a 60’ right of way in Auburn Meadows Subdivision, Section 6N, dated the 28<sup>th</sup> day of February, 2025 and the Release related thereto dated the 28<sup>th</sup> day of February, 2025, all in the above-entitled matter, wherein the owner of lands described therein have released the same to the Town of Farmington and its Highway Superintendent for highway purposes; now, therefore, be it

**RESOLVED**, that consent be and the same hereby is given to the Town Superintendent of Highways of the Town of Farmington to make an order laying out the lands described in said dedication, dated the 28<sup>th</sup> day of February, 2025, for highway purposes, in accordance with the provisions of the Highway Law and other statutes applicable thereto.

All Voting “Aye” (Herendeen, Holtz, Casale, and Ingalsbe), the Resolution was **CARRIED**.

**RESOLUTION #259-2025:**

**Councilman Herendeen** offered the following Resolution, seconded by **Councilman Casale**:

**RESOLUTION AUTHORIZING THE PURCHASE OF BADGER METERS AND ENDPOINTS**

**WHEREAS**, he Water and Sewer Superintendent has identified the need to purchase additional Badger Meters and Endpoints to replace old water meters; and

**WHEREAS**, an order for 70 each ¾” water meters and cellular end points will be placed with Schmidt’s Wholesale, now therefore

**BE IT RESOLVED**, that the Town Board of the Town of Farmington authorizes the Water and Sewer Superintendent to purchase 70 each of water meters and cellular end points from Schmidt’s Wholesale, for a total cost not to exceed \$31,871.30, and

**BE IT FURTHER RESOLVED**, that a copy of this resolution will be supplied from the Town Clerk to the Water and Sewer Superintendent and the Accountant I.

All Voting “Aye” (Herendeen, Holtz, Casale, and Ingalsbe), the Resolution was **CARRIED**.

**RESOLUTION #260-2025:**

**Councilman Casale** offered the following Resolution, seconded by **Councilman Holtz**:

**RESOLUTION AUTHORIZING THE ACCEPTANCE OF DONATIONS**

**WHEREAS**, donations were made by KP Kettle Corn (\$400), Zs Best Food (\$600), Cotton Candy (\$90), 3 Bs Beverage (\$60), Dars Delight (\$150), Potato-Liscious(\$410), and Js Fried Dough (\$375) to the Town of Farmington Recreation Department from the Fourth of July celebration in the total amount of \$2085; now therefore

**BE IT RESOLVED**, that the Town Board of Farmington accepts the donation, and

**BE IT FURTHER RESOLVED**, that the Town Clerk forward copies of this resolution to the Accountant I.

All Voting “Aye” (Herendeen, Holtz, Casale, and Ingalsbe), the Resolution was **CARRIED**.

**RESOLUTION #261-2025:**

**Councilman Holtz** offered the following Resolution, seconded by **Councilman Herendeen**:

**RESOLUTION AUTHORIZING SCHEDULING OF PUBLIC HEARING TO CONSIDER PROPOSED INCREASES AND IMPROVEMENTS TO THE TOWN OF FARMINGTON SEWER DISTRICT**

**WHEREAS**, the Town of Farmington, on behalf of the Farmington Sewer District, owns and operates sewer facilities and has become aware that improvements, consisting of (i) the replacement of the existing sand filters with new mechanical disc filters, (ii) rehabilitating the two (2) Final Clarifiers in kind and (iii) improving two (2) of the pump stations (Pump Station #1 and Pump Station #2), along with all other ancillary and necessary improvements associated with upgrading the wastewater treatment plant, which are improvements beyond the original scope of the project, are now necessary, and that the estimated cost for these additional

improvements is \$6,100,000.00, such estimated costs to be the responsibility of the Farmington Sewer District; and

**WHEREAS**, the Town Board of the Town of Farmington, after due deliberation, finds it in the best interests of the Town to schedule a public hearing to solicit public comment upon this increased cost for the proposed improvements to the Town of Farmington Sewer District pursuant to Section 202-b of the New York State Town Law; and

**WHEREAS**, the Engineer to the Town, MRB Group, has prepared a Preliminary Engineering Report for the Town of Farmington Wastewater Treatment Plant Rehabilitation dated July 2025 estimating the costs of these 202-b improvements to be \$6,100,000.00, such estimated costs to be the responsibility of the Farmington Sewer District. The Town intends to apply for an EFC grant through the Water Infrastructure Improvement Act (WIIA) program to pay for part of the cost of these improvements. Any remaining amount owing for these improvements will be financed and repaid by the owners of property within the Farmington Sewer District.

**NOW, THEREFORE, BE IT RESOLVED**, that the Town Clerk be, and she hereby is, directed to schedule a public hearing on these 202-b improvements to be held on August 12, 2025, at 7:00 p.m. at the Farmington Town Hall, 1000 County Road 8, Farmington, New York; and be it further

**RESOLVED**, that the Town Clerk, be and hereby is, directed to forward to the official newspaper of the Town a Notice of Public Hearing in the form substantially the same as that attached hereto as Exhibit "I", such notice to be published not less than ten nor more than twenty days before the day set herein for the public hearing; and be it further

**RESOLVED**, that the Town Clerk be, and she hereby is, directed to post a copy of the Notice of Public Hearing on the Town of Farmington sign board, not less than ten nor more than twenty days before the day set herein for the public hearing; and be it further

**RESOLVED**, that notice of this public hearing also be placed on the Town’s website.

All Voting “Aye” (Herendeen, Holtz, Casale, and Ingalsbe), the Resolution was **CARRIED**.

**RESOLUTION #262-2025:**  
**Councilman Casale** offered the following Resolution, seconded by **Councilman Holtz**:

**RESOLUTION TO AWARD THE CONTRACT FOR THE NYS ROUTE 332 WATERMAIN REPLACEMENT**

**WHEREAS**, one bid was received at the bid opening on June 24, 2025 at 2 pm for the Route 332 waterline replacement, and

**WHEREAS**, the bidder was Randsco Pipeline with a total bid price of \$311,900, and

**WHEREAS**, MRB Group has reviewed all of the bidding documentation and recommends that the Town of Farmington sign the Notice of Award, and

**WHEREAS**, funding for this project will be disbursed from the established Route 332 capital project with the following budget amendments:

HH5031 Interfund Transfer	\$88,300	
HH8340.2 Waterline		\$88,300
SW1-599 Appropriated Fund Balance	\$88,300	
SW1-9950.9 Transfer to Capital Funds		\$88,300

**NOW THEREFORE BE IT FURTHER RESOLVED**, that the Supervisor sign the Notice of Award, and

**BE IT FULLY RESOLVED**, the original Notice of Award be returned to David Herman, MRB Group, and that a copy of the resolution and Notice of Award be emailed to Melissa Liberatore (Melissa.Liberatore@mrbgroup.com), and also be supplied to the Water and Sewer department, and the Accountant I.

All Voting “Aye” (Herendeen, Holtz, Casale, and Ingalsbe), the Resolution was **CARRIED**.

**RESOLUTION #263-2025:**  
**Councilman Herendeen** offered the following Resolution, seconded by **Councilman Casale**:

**RESOLUTION AUTHORIZING THE TOWN SUPERVISOR TO SIGN THE SOFTWARE LICENSE AGREEMENT FROM iWorQ FOR A PUBLIC WORKS AND FACILITIES MANAGEMENT PACKAGE, WWTP FACILITIES MANAGEMENT, AND A STORMWATER PACKAGE**

**WHEREAS**, discussions have been held at public works with the Town personnel identifying a need to track and manage assets, maintenance, and work orders, and

**WHEREAS**, the town of Farmington department heads received presentations from IworQ which offers a cloud based software package, and

**WHEREAS**, pricing is based on a 5 year term with an annual cost of \$20,00.00 each year for a public works package (\$8,000), a facilities management package (\$4,000), a stormwater package (\$4,000) and facility management at the wastewater treatment plant (\$4,000), now therefore

**BE IT RESOLVED**, that the Town Board authorizes the Supervisor to sign the agreement, and

**BE IT FURTHER RESOLVED**, that the Town Board of Farmington authorizes the total purchase amount of \$20,000.00 for the software as outlined in the notes and service description in Appendix A which will be expended from the 2026 budget, and



**BE IT FINALLY RESOLVED**, that the Town Clerk forwards a copy of the signed agreements to Adrian Stewart, Sr. Account Executive at [astewart@iworq.com](mailto:astewart@iworq.com) and provides a copy of the resolution and the signed agreement to the Building Department, the Water and Sewer Department, the Highway Department and the Accountant I.

All Voting “Aye” (Herendeen, Holtz, Casale, and Ingalsbe), the Resolution was **CARRIED**.

**RESOLUTION #264-2025:**

**Councilman Casale** offered the following Resolution, seconded by **Councilman Holtz**:

**RESOLUTION AUTHORIZING SCHEDULING OF PUBLIC HEARING FOR A PROPOSED LOCAL LAW ENTITLED, "LOCAL LAW ADOPTING A NEW CHAPTER 159 OF THE CODE OF THE TOWN OF FARMINGTON DEALING WITH WATER RULES AND REGULATIONS"**

**WHEREAS**, the Town Board of the Town of Farmington, after due deliberation, finds it in the best interests of the Town to schedule a public hearing to solicit public comment upon a proposed Local Law entitled "Local Law Adopting a New Chapter 159 of the Code of the Town of Farmington Dealing with Water Rules and Regulations"; and

**WHEREAS**, the Town Board of the Town of Farmington has reviewed the draft of the aforementioned proposed Local Law, attached hereto as Exhibit "1", and deems it in the best interests of the Town of Farmington to proceed in accordance with the Code of the Town of Farmington and the Laws of the State of New York in adopting said Local Law, and

**WHEREAS**, this action by the Town Board is a “Type II” action under the regulations promulgated by authority contained in the State Environmental Quality Review Act (SEQRA), which appear in 6 NYCRR Part 617.5, thereby requiring no further action by the Town Board, in that Part 617.5 (c) states that actions that are not subject to review under SEQRA include, “(33) adoption of regulations, policies, procedures and local legislative decisions in connection with any action on this list” and subsection (26) on this list includes “routine or continuing agency administration and management, not including new programs or major reordering of priorities that may affect the environment”. This action involves continuing agency administration and management in that it will amend an existing law dealing with the Town’s water rules and regulations.

**NOW, THEREFORE, BE IT RESOLVED**, that the Town Clerk be, and she hereby is, directed to schedule a public hearing to be held on August 26<sup>th</sup>, 2025, at 7:00 p.m. at the Farmington Town Hall, 1000 County Road 8, Farmington, New York; and be it further

**RESOLVED**, that the Town Clerk, be and hereby is, authorized to forward to the official newspapers of the Town a Notice of Public Hearing in the form substantially the same as that attached hereto as Exhibit "2"; and be it further

**RESOLVED**, that the Town Clerk be, and she hereby is, directed to post a copy of the proposed Local Law on the Town of Farmington sign board and take any and all other necessary actions, to properly bring this Local Law before the Town Board of the Town of Farmington for its consideration.

All Voting “Aye” (Herendeen, Holtz, Casale, and Ingalsbe), the Resolution was **CARRIED**.

**RESOLUTION #265-2025:**

**Councilman Herendeen** offered the following Resolution, seconded by **Councilman Casale**:

**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**

**WHEREAS**, the Town of Farmington Town Board (hereinafter referred to as Town Board) is dedicated to addressing statewide initiatives for affordable housing, the creation of more vibrant communities to achieve true equity of opportunity per the New York State Homes and Community Renewal (HCR) Certified Pro-Housing Community Program and the Pro-Housing Supply Funds Program; and

**WHEREAS**, the Town Board supports the submission of a grant project scope in partnership with developers and other community stakeholders to implement essential infrastructure improvements across multiple locations that will directly facilitate the construction of new housing units; and

**WHEREAS**, this Pro-Housing Supply Fund Program has a 50% match requirement; matching funds are committed through a combination of Sewer Funds, Bonding and committed contributions from participating private developers; and

**WHEREAS**, these essential infrastructure projects are a catalyst to unlocking access to a variety of housing development and affordability to meet the diverse needs that is supported by the region including the 2023 Ontario County Housing Needs Assessment, consistent with the adopted Town of Farmington’s Comprehensive Plan Housing and Residential Land Use Goals, and aligns with Empire State Development’s Pro-Housing Communities Program initiatives for new housing developments.

**NOW, THEREFORE BE IT RESOLVED**, that the Town Board of the Town of Farmington does hereby authorize the Town Supervisor to submit a Consolidated Funding Application through Empire State Development for the Pro-Housing Supply Funds Program for essential infrastructure projects to facilitate new housing development; and

**BE IT FURTHER RESOLVED**, that the Town Board hereby finds that its proposed Pro-Housing Supply Funds Program application invests in affordable housing opportunities, attracts private investment and creates more viable and sustainable neighborhoods in Pro-Housing Certified Communities.

All Voting “Aye” (Herendeen, Holtz, Casale, and Ingalsbe), the Resolution was **CARRIED**.

**RESOLUTION #266-2025:**  
**Councilman Holtz** offered the following Resolution, seconded by **Councilman Casale**:

**RESOLUTION AUTHORIZING TRACEY CURRY, COURT CLERK, AND CHERYL DAVIS-CICORIA, COURT CLERK TO ATTEND THE NYSAMCC’S 45<sup>TH</sup> ANNUAL CONFERENCE**

**WHEREAS**, Court Clerks are required 6 credits for continuing education annually; and

**WHEREAS**, the NYSAMCC’s 45<sup>th</sup> Annual Conference would fulfill the annual continuing education requirement; now therefore

**BE IT RESOLVED**, that the Town Board authorizes Tracey Curry and Cheryl Davis-Cicoria to attend the NYSAMCC’s 45<sup>th</sup> Annual Conference September 28<sup>th</sup> through October 1<sup>st</sup>, 2025 at the Albany Desmond Hotel at a cost not to exceed \$828.00 per person to include registration fee, lodging and meals; and

**BE IT FULLY RESOLVED**, that copies of this resolution be submitted by the Town Clerk to the Accountant I, the Confidential Secretary, Tracey Curry, and Cheryl Davis-Cicoria.

All Voting “Aye” (Herendeen, Holtz, Casale, and Ingalsbe), the Resolution was **CARRIED**.

**RESOLUTION #267-2025:**  
**Councilman Holtz** offered the following Resolution, seconded by **Councilman Casale**:

Abstract 14 – 2025			
<b><u>TOWN OF FARMINGTON ABSTRACT OF UNAUDITED VOUCHERS</u></b>			
<b><u>TO: MARCY DANIELS</u></b>		<b><u>FROM: J. MARCIANO</u></b>	
ABSTRACT NUMBER		<u>14</u>	
DATE OF BOARD MEETING		<u>7/22/2025</u>	
<b>FUND</b>	<b>FUND NAME</b>	<b>TOTAL FOR EACH FUND</b>	<b>VOUCHER NUMBERS</b>
<b>CODE</b>			
A	GENERAL FUND	214,442.66	1284-1294,1295-1315,1317,1319-1330,1332-1349,1356,1363,1401,1402,1404
DA	HIGHWAY FUND	25,885.03	1320,1321,1324,1350-1355,1402,1403,1404
HC	CRANBERRY DR WATERLINE	2,091.14	1321
HCC	CRANBERRY DR ROAD	2,091.14	1312
HH	RT 332/96 WATERLINE	4,225.00	1321
HT	TOWN HALL CAP PROJ	25,405.49	1348
HV	MERTENSIA WATERLINE	3,002.03	1331
HW	WATER TANK REPAIR	299,223.37	1315,1321
HY	RT 332 & COLLETT	6,651.74	1331
SD	STORM DRAINAGE	12,403.54	1321,1385,1402,1403
SF	FIRE PROTECTION DISTRICT	35,571.00	1318
SL1	LIGHTING DISTRICT	1,533.55	1290,1334
SS	SEWER DISTRICT	107,847.75	1314,1320,1321,1324,1349,1357-1388,1392,1402-1405
SW1	WATER DISTRICT	62,455.77	1314,1320,1321,1324,1349,1357-1360,1363,1369,1370,1372-1375,1384-1386,1389-1400,1402-1404
TA200	PAYROLL DEDUCTIONS(TA85UNI,TA20,TA20D,TA86)	9,361.20	1295,1344,1402,1404
	TOTAL ABSTRACT	\$ 812,190.41	

All Voting “Aye” (Herendeen, Holtz, Casale, and Ingalsbe), the Resolution was **CARRIED**.

**WAIVER OF THE RULE: No objection.**

**RESOLUTION #268-2025:**  
**Councilman Casale** offered the following Resolution, seconded by **Councilman Holtz**:

**RESOLUTION AUTHORIZING THE TOWN SUPERVISOR TO SIGN INTERMUNICIPAL AGREEMENT FOR SHARED EQUIPMENT WITH THE TOWN OF VICTOR**

**WHEREAS**, the Town of Farmington and Town of Victor desire to enter into an agreement for shared equipment, specifically a Milton CAT 2025 Caterpillar 120AWD Motor Grader; and

**WHEREAS**, the proposed IMA has been reviewed by the Town Supervisor, the Highway/Parks Superintendent, the Town Board and will be reviewed by the Town Attorney in the near future; now therefore

**BE IT RESOLVED**, that the Town Board of the Town of Farmington authorizes the Town Supervisor to sign an Intermunicipal Agreement sharing of the Milton CAT 2025 Caterpillar 120AWD Motor Grader with the Town of Victor subject to approval by the Town of Farmington’s Attorney; and

**BE IT FURTHER RESOLVED**, that the Town Clerk supply a copy of this resolution and executed agreement to Mark Years, Highway Superintendent for the Town of Victor, Karen Bodine, Town Clerk for the Town of Victor, and copies of the resolution and agreement to the Highway Department and the Accountant I.

All Voting “Aye” (Herendeen, Holtz, Casale, and Ingalsbe), the Resolution was **CARRIED**.

**DISCUSSION: None.**

**TRAINING AT OR UNDER \$100.00:**

1. Tom Parker, Chris VanOrden, Cameron Knorr, Dave Orians, Josh Fagner, Aaron Bissell, Jordan Dutcher, Scott Karge, George Marshall and Aaron Smith to attend the Finger Lakes Water Works Conference on August 7, 2025 at Dewey’s in Seneca Falls at a cost not to exceed \$30.00 each.

**EXECUTIVE SESSION: None.**

With no further business before the Board, **Councilman Herendeen** offered a motion to adjourn the meeting at 8:13 p.m., seconded by **Councilman Casale**. Motion **CARRIED**.

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Michelle A. Finley, MMC, RMC -Town Clerk