

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: June 10, 2025

RE: Town Operations Report to Town Board, Tuesday, June 10, 2025.

The following report is for this week's Town Board Meeting, and it is for the period May 29, 2025, through June 10, 2025.

Town Board Resolutions (5)

1. Resolution approving a change order [PCCO#005] for the primary contractor for the Town Hall Lower Level Renovation Project.
2. Resolution authorizing the Town Supervisor to sign the proposal for professional services from MRB Group, for assistance in preparing the submission of a grant application to the New York State Department of Environmental Conservation's (DEC's) NPS Grant for MS4 Stormwater Inspections and Mapping.
3. Resolution authorizing the Town Supervisor to sign the proposal for professional services from MRB Group, for assistance in preparing the submission of a grant application to the DEC's NPS Grant Program, to study stormwater runoff.
4. Resolution authorizing the Town Supervisor to sign an Inter-municipal Agreement with the Village of Victor, for temporary sharing of Code Enforcement Officer's services.
5. Resolution adopting the "2025-2035 Town of Farmington Parks and Recreation Master Plan."

Town Projects Update

- 1. Wood Drive Bridge Replacement Project and travel restrictions:** At tonight's Town Board Meeting there will be a presentation on this project, starting at 7:00 p.m., by Emily Smith, P.E., Fisher Associates, P.C., the engineering firm working on the design for the replacement of the Wood Drive Bridge. The public may either attend this meeting in person or on-line at: <https://zoom.us/j/95624139706?pwd=eFNuK3ZDS09ia1ZxN2t2R09McjIxZz09> or by call in at: +1-646-558-8956, Conference ID:956-2413-9706, Passcode:744662. If you miss this presentation, it will be posted on YouTube.

Traffic movements across the Wood Drive Bridge continue to be restricted to One-Way-In-Only 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 continue patrolling the area and tickets have been issued. Last year, Ontario County Department of Public Works Staff obtained grant funds to replace the bridge and Fisher Associates has been retained to design a new bridge replacement. Site work and bridge design is underway. Construction of this bridge is anticipated to commence early next year.

- 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 areas located on 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 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. Town Hall Lower-Level Renovation Project.**

Renovations continue in the lower level of the Town Hall. The work includes a new rear 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 July 2025.
- 4. 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. The next phase of this project will involve the placement of a large curtain around the lower half of the tank extending down to the ground, approximately 200 feet below, which will contain the sand blasting operations scheduled to take place over the next few months. Then the structure can be painted and stenciled. 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.



5. 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.

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.

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.

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.

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 monthly 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 of interior construction and exterior site improvements 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. 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 three (3) 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.
- 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, at the second scheduled meeting in June.
- 14. Parks & Recreation Master Plan Update.** The Town Board, at their meeting tonight, will be taking action to adopt the Plan. Then the final document will be published and a copy placed on the Town's website for ongoing public review.
- 15. 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.
- 16. 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.
- 17. 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.

- 18. 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, approved with conditions an excavation permit for earthwork on the site.
- 19. Victor-Farmington Volunteer Ambulance Corps.** The Ambulance Corps, at the Planning Board's May 7th meeting, received final site plan approval with conditions for their proposed Station No. 2 facility located at the southwest corner of State Route 96 and County Road 8. Sidewalk easements have been accepted by the Town Board, across the site's two highway frontages and filed in the office of the Ontario County Clerk. The Ambulance Corps will be constructing three (3) new bays for their ambulances, making interior renovations to the building and related site improvements. They are hoping to be operating from this new facility in early 2026.
- 20. Town Code Updates.** The Town staff has completed their edit of Chapter 159 [Water Rules and Regulations] and have sent their draft to the Town Engineers for their edit. The Town Board would like to introduce this amendment to the Town Code at their next meeting and schedule a public hearing in July. Other on-going updates continue for Chapter 144, Land Subdivision and Chapter 165, Zoning.
- 21. 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 one of the two Town Board meetings in July.
- 22. Cook Properties Incentive Zoning Plan.** The Town Board, at their meeting tonight, will be receiving a revised concept 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 acquired ownership of this property which was recently rezoned for incentive zoning development, a mix of residential, commercial and limited industrial development.
- 23. Fish Solar Farm Project.** The Planning Board, at their meeting on May 21, 2025, did not accept and 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 was directed to meet with Town Staff and the Town Engineer and provide additional information to enable the project to move forward. No date is known when the meetings will be scheduled or when an amended application will be submitted for consideration.

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; 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.ruffolo@skysolarholdings.com; Carl Frey, LaBella Associates, DPC; Kelly Sullivan, P.E., LaBella Associates; Jonathan Orpin, New Energy Works; Jeff Hutchinson, Farmington Town Center, LLC; and Josh Fahey, Josh.Fahey@mail.house.gov.