TOWN OF
FARMINGTON

Memorandum

TO: Farmington Town Board
FROM: Ron Brand, Director of Planning & Development - ***Ronald L. Brand***
Cadin Lloyd, Town Code Enforcement Officer – ***Cadin Lloyd***
DATE: January 13, 2026
RE: Town Operations Report to Town Board, Tuesday January 13, 2026.

The following report is for this week's Town Board Meeting, and it is for the period December 29, 2025, through January 12, 2026.

Town Board Resolution (1)

1. Resolution authorizing the final release of funds (Release No.2) from the letter of credit for work at the CountryMax Warehouse and Office Building Site (PB File #1001-15) in the total amount of $129,239.25.

Town Projects Update

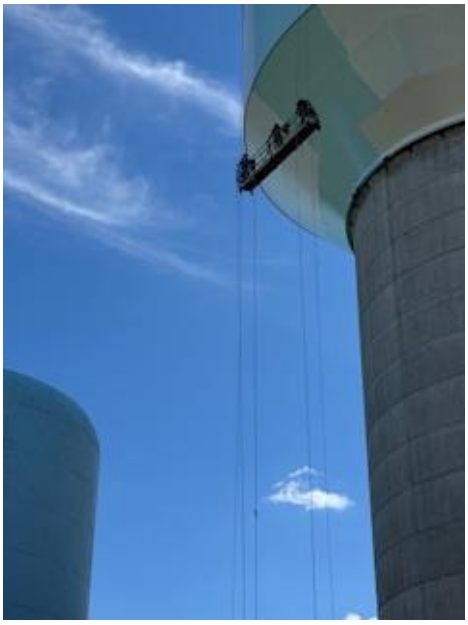
1. **Wood Drive Bridge Replacement Project and travel restrictions:** Final design plans have been approved and the project engineers, Fisher Associates, awaits authorization to request formal bidding for this bridge replacement project. Bid openings are scheduled for March and awarding the contract for the bridge construction in the Spring 2026. Construction is tentatively scheduled to be completed in the Fall, 2026.

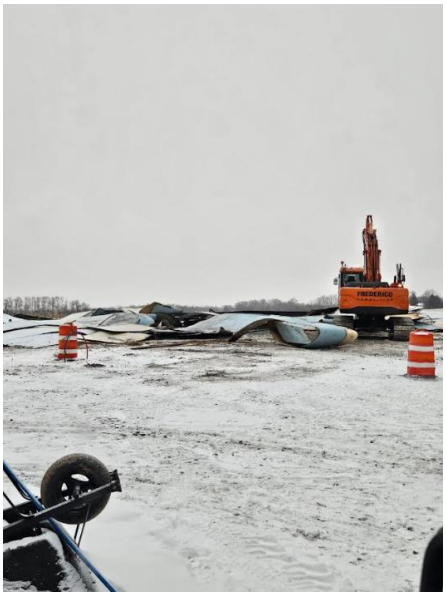
   The Town continues working with the attorneys for the developers on the extension of Pintail Crossing to the intersection with Running Brook Drive and Red Fern Drive. There are a number of questions that have been asked about the dedication documents for this remaining portion of Pintail Crossing. Tentative dedication of this extension to the Town is now scheduled for next month and once dedicated Pintail Crossing will become the new name of the town highway between County Road 41 and the intersection with Running Brook Drive and Red Fern Drive. Once this entire highway is dedicated, then Quentonshire Drive will no longer exist, and the street identification signs will be removed. Also, once Pintail Crossing is opened to public traffic, then the Wood Drive Bridge will be closed to all traffic movements.

   Finally, 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. Traffic continues not to be allowed to exit from Wood Drive onto County Road 41. Law enforcement agencies continue patrolling the area and tickets continue to be issued to those motorists violating this reduced movement across the bridge.

2. **TAP Sidewalk/Trail Connection Project:**
   The Town has recently been informed by the site developer (Maranno Homes) that they have decided not to provide a couple of easements to allow the construction of a stone dust trail, connecting the sidewalk along County Road 41 to the Auburn Trail Extension, to be completed this spring. The Town Staff have begun work on preparing a new grant submission to the New York State Department of Transportation for a grant award to complete Phase 2 of the Town's Sidewalk/Trail Connection/Bike Lane Project. There are a total of eight areas where sidewalk and trail connections are identified as part of the Phase 2 Project. More details on these sections will be provided next month.

3. **Brickyard Road Water Storage Tank Project.**
   The original water storage tank, partially shown on the left in the first photo below, has now been torn down and removed from the site.





4. **Monarch Manor Incentive Zoning Project, Section 2**.
There are a total of thirteen (13) two-dwelling unit buildings that are occupied [a total of 26 single-family dwelling units] within Section 2. Another two (2) buildings along Monarch Drive are now under construction and a third basement has been excavated for an additional two-unit building. There remain eight (8) building sites (a total of 16 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. No date is known when this presentation will occur.

5. **Hathaway's Corners Incentive Zoning Project.**
Within Phase 1B of the project and along the south side of County Road 41, there are two (2) occupied sites, two (2) sites under construction and three (3) remaining lots for sale. Within Phase 1B, is a model home/sales office located along the east side of Osburn Lane. Along Eddy Gate Way there are fourteen (14) occupied dwellings. 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.

   Another 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 eight (8) dwellings under construction in this section along Osburn Lane and three (3) lots have been sold within this phase. One (1) dwelling unit is now occupied, and one (1) unit is 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 second 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]. Eleven (11) single-family dwellings are occupied and twelve (12) units more are under construction. There are three (3) sold signs on lots in this phase. In addition, there are two (2) model sales office/homes open to the public and forty-four (44) 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.

6. **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. The last disturbances onsite occurred and were restored on June 25th. Two temporary poles remain onsite pending pickup for reuse or disposal. The site continues under monthly SWPPP inspections.

7. **RG&E Substation 168 Expansion Project.** Substation 168 is located along the south side of State Street, adjacent to the Village of Manchester. The modernization of this Substation is nearing completion including interior work in the control house. 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. When completed, this Substation will serve more than 23,000 customers in the Village of Manchester and the Town of Farmington.

8. **Farmbrook Site Plan Applications, Sections 7A & 7B.** This project will ultimately involve the development of seventy-one (71) 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, one (1) has now been sold and one (1) which continues to serve as the sales offices for the lots located in these two remaining sections of the Farmbrook Neighborhood. There are a total of twenty-seven (27) lots sold and nine (9) lots pending. This leaves a total of 35 lots to be sold, and dwellings constructed. Ryan Homes anticipates this project to be completely sold out this year.

9. **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.

10. **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 Running Brook Drive and Red Fern Drive with County Road 41. Paving of this street extension and the installation of utilities and sidewalks are now complete. At the October 14th Town Board meeting, the Board accepted a two-year maintenance bond for these site improvements and directed the filing thereof with the Town Clerk's Office. Once this remaining section of future town road has been dedicated then this new town road will become the detour route to County Road 41 for those living in the area.

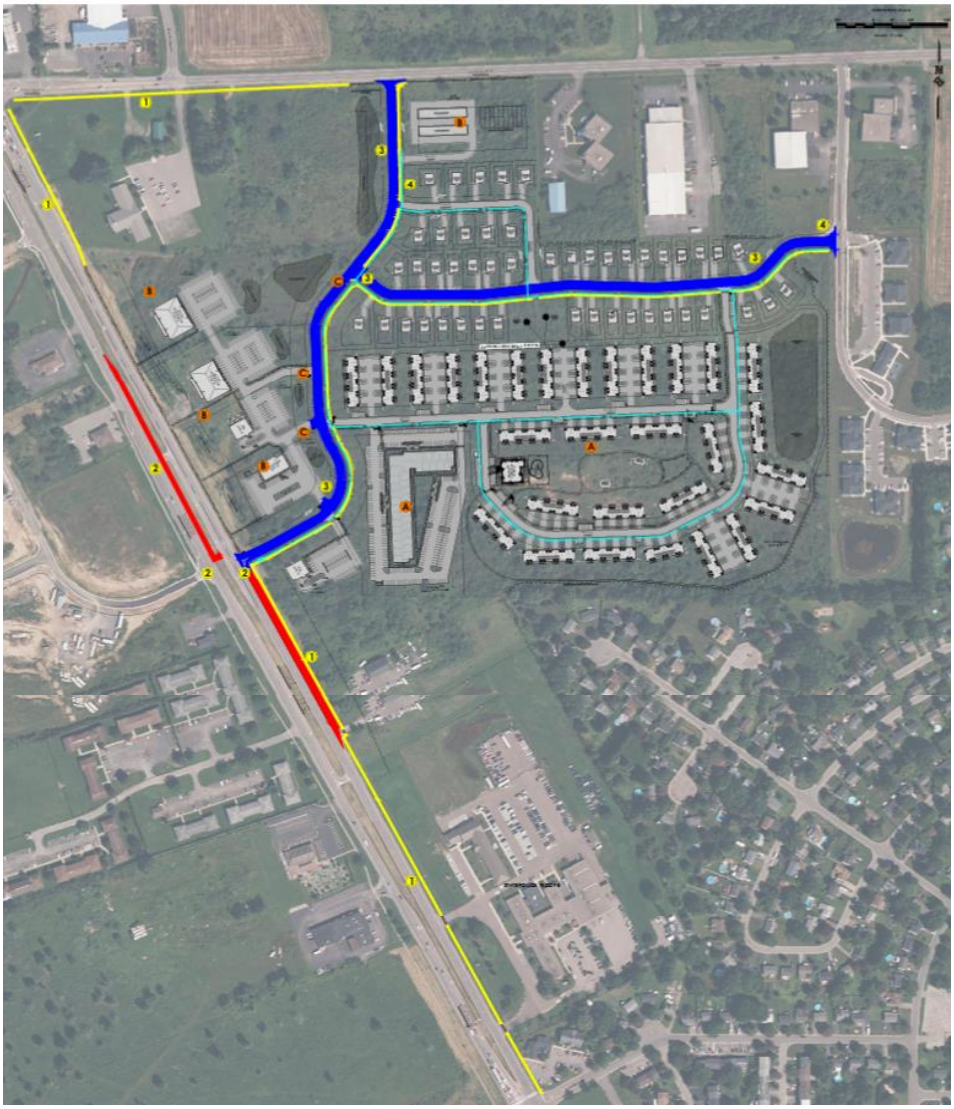
11. **Commercial Drive Solar Projects, East & West.** The Town Planning Board, at their meeting on Wednesday, January 7, 2026, granted approval with conditions of a 180-day extension of the time period established for preliminary site plan approval. The conditions include the filing of the Lot Line Adjustment Plat map, transferring portions of the Solar Project East and the adjacent New Energy Works properties, the filing of the right-of-way map for the construction of the continuation of Commercial Drive to connect with the northern portion of Commercial Drive, and the filing of a Lot Line Adjustment Plat of a 60-foot-wide strip of land, a part of the Sky Solar West Site, running across the southern portion of that site between East Corporate Drive and the Commercial Drive extension. Finally, the Planning Board will need a report from Sky Solar on their re-application to RG&E to connect the stored electricity to the grid, in order for the Planning Board to consider any further extensions of time for these two solar projects.

    Once the preliminary site plan drawings have been signed, then the applicant may apply to the Planning Board for final site plan approvals for both the east and the west solar facilities. A standard condition of such approval requires Town Board approval for ongoing property maintenance, site reclamation and the posting of sureties. Then the final step involves a pre-construction meeting with the applicant followed by an order to proceed with the development of these two solar array sites.

12. **Villager Construction Project.** Construction of a private road, with public water lines and sewer lines, along with the pads for the two proposed buildings and on-site parking is underway on property north of Loomis Road and adjacent to I-90, the New York State Thruway. The photo below identifies the construction underway of approximately an 9,000 square foot single-story maintenance building. There will also be a 38,600 square foot, single-story, office building and on-site parking for employees, customers and guests, site lighting, landscaping and other related site improvements.

13. **Victor-Farmington Volunteer Ambulance Corps.** The Ambulance Corps, on November 25, 2024, received a Freshwater Wetland Permit from the New York State Department of Environmental Conservation that enables Town Staff to sign the Final Site Plan Drawings allowing for site work to commence on their proposed Ambulance Station No. 2 facility located at the southwest corner of State Route 96 and County Road 8. At the Town Project Review Committee (PRC) meeting on December 6th, a pre-construction meeting was conducted and the site contractor has now been given the Notice to Proceed with site construction. The Ambulance Corps will begin making renovations to the interior of the existing office building and then moving on to constructing a three (3) bay addition to the existing building for their ambulances. They are hoping to be operating from this new facility this fall.

14. **Cook Properties Incentive Zoning Plan.** The proposed Local Law for the rezoning of approximately 65 acres of land located along the east side of State Route 332, between the New York State Police Troop E Headquarters and County Road 41 for the incentive zoning project named ***"Farmington Meadows Incentive Zoning Project,"*** was approved by the Town Board at their meeting on Tuesday evening, December 23, 2025. The proposed rezoning is the next step towards approvals for the development. The following rendering of this project is shown below.



The Applicant's Engineers, Passero Associates, have now submitted detailed engineering reports, traffic impact statement, stormwater pollution prevention plans, an overall preliminary subdivision plat and overall preliminary site plan along with a Full Environmental Assessment Form which is being review by Town Staff. This information will be introduced to the Town Planning Board, at their January 21, 2026, meeting for making findings and determination on whether to accept the information for public review and scheduling a public hearing later this year.

15. **Fish Solar Farm Project.** The Planning Board awaits the submission of a revised application for allowing them to make a determination whether there is adequate information to determine an application for a Special Use Permit and Preliminary Site Plan approvals is adequate for public review, SEQR compliance, a coordinated review with involved agencies, and scheduling public hearings upon these two applications. Once Town Staff have reviewed the new information and have met with the Applicant's

Engineers, then the matter can be placed on a future Planning Board Meeting Agenda. The proposed solar array project is located on the Fish property along Mt. Payne Road. At this time there is no further action anticipated.

16. **Krossber Enterprises, LLC, 5984 State Route 96.** The Planning Board, at their December 17th meeting granted Final Site Plan Approval with conditions for the construction of an 11,362 square foot building with sale rooms and offices, and related site improvements on a parcel of land located along the north side of State Route 96, west of the Hook Road intersection. The applicant's proposed building elevation drawing is shown below.

17. **Bridges for Brain Injury, 1111 County Road 8.** The site is being proposed for the construction of an 16,000 square foot Day Programming building and an 11,400 square foot Wildlife Education Building with adjacent outdoor wildlife area and related site improvement.

    The Town Planning Board has granted preliminary site plan approval with conditions and now awaits receipt of the revised preliminary drawings for signing and then the final site plan drawings to be received. Once received, there will be a public meeting where the drawings are discussed. No date has been scheduled at this time for the final review.

    The Day Programing building elevation is shown below.

19. Fairdale Meadows Preliminary Site Plan.

The Town Planning Board, at their meeting on Wednesday, January 7, 2026, granted preliminary site plan approval for a 41-lot preliminary subdivision plat application of land located between Glen Carlyn Drive and Fairdale Glen along the north side of State Route 96 and opposite Finger Lakes Gaming and Racing Casino. A copy of the subdivision plat map under review is below.

The Ontario County 911 Communications Center has approved the name for the proposed Town road to be called Hayfield Court.

RLB:AG:DD:btb

c: Town Supervisor; Town Board; Town Clerk; Town Assessor; Town Accountant 1; Town Supervisor's Confidential Secretary; Town Code Enforcement Officer; Town Highway & Parks Superintendent; Town Water & Sewer Superintendent; Mark Cain; Town Planning Board Chairperson; Town Zoning Board of Appeals Chairperson; Town Environmental Conservation Board Chairperson; Town Agricultural Advisory Committee Chairperson; Town Website; Town Construction Inspectors; Bill Davis, MRB Group, D.P.C.; Lance Brabant, 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; 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.; Jesse M. Gotham, P.E., Civil Engineer, Ontario County D.P.W. : Garrett Beisheim, Junior Engineer, Ontario County D.P.W.; Linda Phillips, AICP, Ontario County Department of Planning; Casey Saucke, S.B. Ashley Company; Shawn Skivington, S.B. Ashley Group; Ryan Destro, P.E., BME Associates; Emily Smith, P.E., Fisher Associates; Geoffrey Astles; Matt Tomlinson, Marathon 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.; Kelly Cochrane, Canandaigua National Bank; Don Payne, CountryMax; Charles Parkhurst, Lyons National Bank, Farmington Branch Office; Harry Wells, American Equipment; Jim Dowling, Reliant Federal Credit Union; Seth Clearman, Transportation Supervisor, Canandaigua City Schools; Frank Ruffalo, Sky Solar, Inc.; Carl Frey, LaBella Associates, DPC; Kelly Sullivan, P.E., LaBella Associates; Jonathan Orpin, New Energy Works; Jeff Hutchinson, Farmington Town Center, LLC; Amy Dake, Passero Associates,; Shauncy Maloy, P.E., Passero Associates; Jeff Cook, Cook Properties; Josh Fahey; and Rob Laviano.