TOWN OF FARMINGTON

Memorandum

TO: Farmington Town Board
FROM: Ron Brand, Director of Planning & Development - ***Ronald L. Brand***
DATE: November 12, 2025

RE: Town Operations Report to Town Board, Wednesday, November 12, 2025.

The following report is for this week's Town Board Meeting, and it is for the period October 28, 2025, through November 11, 2025.

Town Board Resolutions (2)

1. A resolution authorizing the refund of three (3) application fees made to both the Town Zoning Board of Appeals and the Town Planning Board for a proposed pole barn to be located at 5540 Holtz Road.

2. A resolution accepting receipt of the preliminary draft of Local Law No. 10 of 2025, a local law authorizing the Town Clerk, in accordance with the provisions contained in Chapter 165, Article III, Establishment and Designation of Districts, Section 165-12. C., Zoning Map and Chapter 165, Article IV, Section 34.1 IZ Incentive Zoning District, to amend the Town's Official Zoning Map, for the rezoning of land [Tax Map Accounts 41.07-1-28.210 and 41.00-1-28.300] for the project known as "Farmington Meadows Incentive Zoning Project, State Route 332 and County Road 41;" determining that the documents submitted by the Applicant along with a preliminary draft of proposed Local Law No. 10 of 2025, are a complete application; classifying the proposed Action as a Type I Action, under the State's Environmental Quality Review (SEQR) Regulations; directing town staff to submit a referral of this complete application to the Ontario County Planning Board for its review and recommendation at their December 10, 2025, meeting; and scheduling a public hearing upon said Action for Tuesday, December 23, 2025.

Town Projects Update

1. **Wood Drive Bridge Replacement Project and travel restrictions:** Fisher Associates, P.C., have received comments from State, County and local transportation officials on the design drawings for the replacement of the Wood Drive Bridge. These comments are being incorporated for final design plan approvals scheduled for late December and January, 2026, to then be followed by 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 tentatively scheduled to be completed in the Fall, 2026.

Meanwhile construction of the extension of Pintail Crossing to the intersection with Running Brook Drive and Red Fern Drive has been completed and dedication documents are under review. Tentative dedication of this extension to the Town is 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 requested easements, from Marrano Homes, on small strips of land located across the rear portions of three lots along the stone dust trail connection between the Auburn Trail and the newly installed sidewalk along County Route 41. Once this issue has been resolved allowing for the contractor to return to complete the stone dust trail construction then the installation of sidewalk along a section of the west side of Mertensia Road near Elizabeth Way will also occur. This last section of sidewalk was delayed this past year to allow for the installation of a new water line in the area.

3. **Brickyard Road Water Storage Tank Project.**
The filling of the tank with water has now been completed and tested allowing for the tank to come on-line with providing water service to the Canandaigua/Farmington Consolidated Water District. The anticipated substantial completion date for this facility is scheduled for late 2025.

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. **CountryMax Building Project.** The interior work continues in 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. Exterior work includes completion of the main public entrance to the building and installing site lighting.

9. **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, 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 six (6) occupied sites, eighteen (18)

sites are under construction and three (3) lots that have been sold during the past two-week period. This leaves a total of 41 lots to be sold and dwellings constructed.

10. **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.

11. **Open Space Index Update.** Tonight the Town of Farmington Environmental Conservation Board (ECB) will be making its' formal submission of a draft update to the Town's Open Space Index (OSI). This will then commence a public review period and scheduling a public hearing by the Town Board. The OSI Update is required to be accepted by the Town Board, for maintaining the Board's status under the provisions of the State's General Municipal Law and the Town of Farmington Town Code.

12. **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 Quentonshire Drive will be renamed Pintail Crossing. Once dedicated this new town road will become the detour route to County Road 41 for those living in the area.

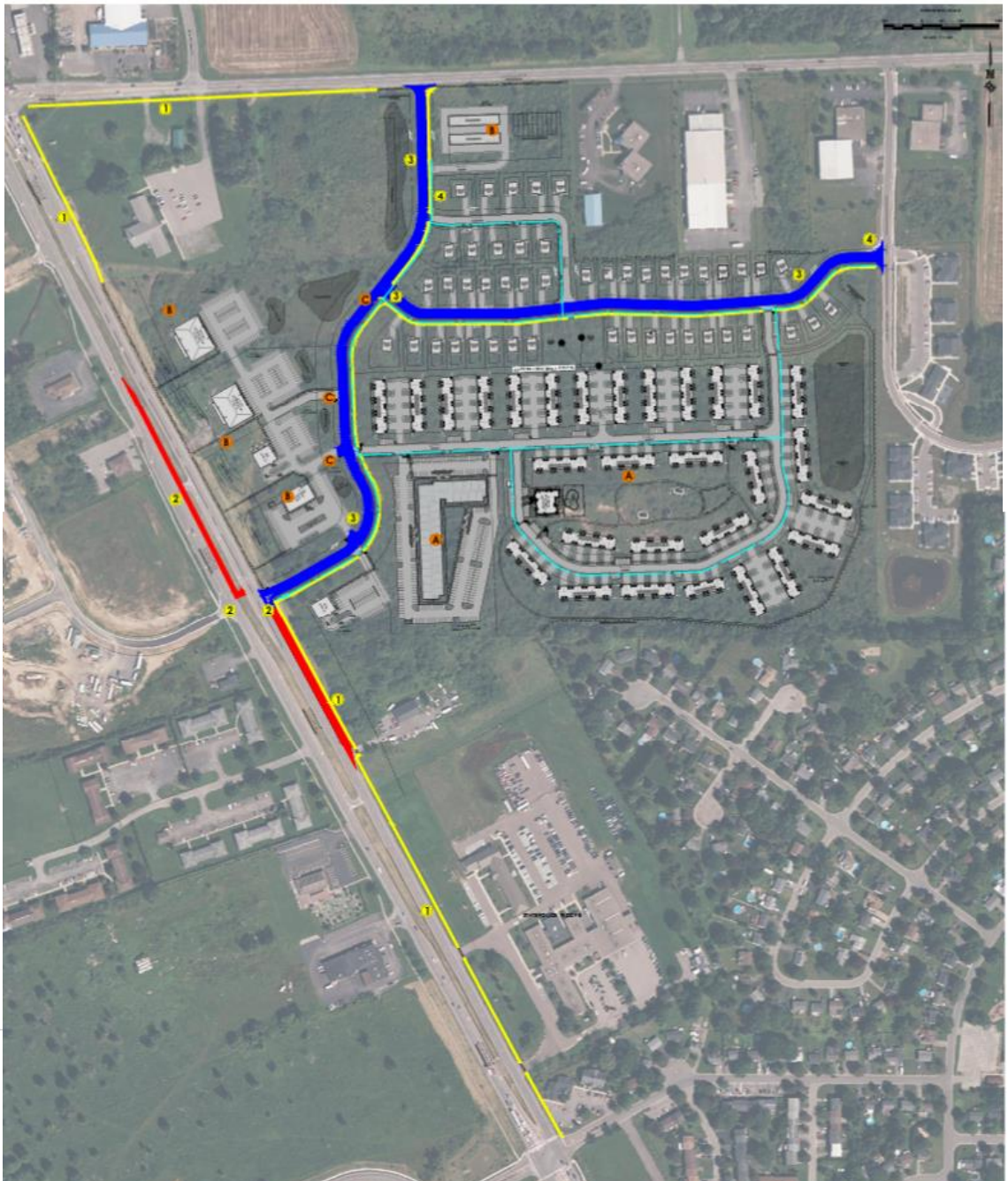
13. **Commercial Drive Solar Projects, East & West.** The Town Planning Board, at their meeting on Wednesday, October 15th, granted approval of a 90-day extension of the time period established for preliminary site plan approval which began on October 16, 2025, and continues to January 13, 2026. In addition, the Lot Line Adjustment Plat map, transferring portions of the Solar Project East and the adjacent New Energy Works properties, continues to be worked on by the applicants' engineers. This lot line adjustment will enable the realignment of the future extension of Commercial Drive away from the rear property lines of adjacent townhouses. The map has to be signed by the Planning Board Chairperson and then filed in the office of the Ontario County Clerk.

    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.

14. **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. Structural steel has been delivered to the site for two proposed buildings. The Project includes site improvements related to the development of a portion of the 33-acre site, formerly known as the Loomis Road Industrial Park Site. The project involves the construction of approximately a 38,600 square foot, single-story, office building and a 9,000 square foot single-story maintenance building, on-site parking for employees, customers and guests, site lighting, landscaping and other related site improvements.

15. **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 Ambulance 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 next year.

16. **Cook Properties Incentive Zoning Plan.** The Town Board, at their meeting on September 9th directed town staff, upon receipt of requested information from the applicant, to prepare a draft local law for the incentive zoning project named ***"Farmington Meadows Project."*** Yesterday afternoon, the Town Director of Planning & Development, received a fourth revision of an overall concept site plan prepared 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. Below is the revised concept plan for the development of this site. A larger scale color print of this site plan is on display in the main foyer at the Town Hall.



The Town Board at its meeting tonight intends to initiate the formal rezoning process by submitting a referral to the Ontario County Planning Board for its review and schedule a public hearing at their second meeting in December. will continue its review of this proposed incentive rezoning project to their meeting

17. **Fish Solar Farm Project.** The Planning Board has not received any additional information on this proposed project since their August 6, 2025, meeting. At that meeting, the Board made findings and a determination not to accept the application, as submitted to date, 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 stated that he continues to be making further submissions and arranging a meeting with Town Development Staff before again appearing before the Town Planning Board. Once the application has been accepted by the Planning Board then there will be a public hearing with notices provided. At this time there is no further action anticipated.

18. **Krossber Enterprises, LLC, 5984 State Route 96.** The Planning Board, at their November 3, 2025, meeting granted Preliminary Site Plan Approval with conditions and await revised drawings being prepared by the Applicant's Engineer. The Project includes the construction of an 11,362 square foot building and related site improvements on two parcels 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.

19. Bridges for Brain Injury, 1111 County Road 8. The applicant has been granted two (2) area variances, each with conditions involving Preliminary Site Plan Approval by the Planning Board. The site is being proposed to construct a 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, at its meeting on Wednesday, October 15, 2025, granted preliminary site plan approval with conditions for this project. The Board awaits receipt of the 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.

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; 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; Amy Dake, Passero Associates, adake@passero.com; Shauncy Maloy, P.E., Passero Associates, smaloy@passero.com; Jeff Cook, Cook

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