

**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: March 25, 2025

RE: Report for Town Board Meeting on Tuesday, March 26, 2025.

The following report is for this week's Town Board Meeting, and it is for the period March 10, 2025, through March 25, 2025.

### **Town Board Resolution (1)**

1. Resolution authorizing the Code Enforcement Officer to purchase two (2) new and unused Zoll AEDs at a cost not to exceed \$3,718.54.
2. Resolution authorizing waving all development office application fees for Bridges for Brain Injury, Inc. located at 1111 County Road 8.
3. Resolution classifying the capital highway and water line improvement project for Cranberry Drive as a Type II Action under the State's Environmental Quality Review (SEQR) Regulations.
4. Resolution accepting a draft text amendment to the Town Code, dated March 11, 2025, entitled "Local Law No. 3 of 2025, amendments to Articles I, II, IV and V, Chapter 126 of the Farmington Town Code, Individual On-Site Wastewater Treatment System" (Action); classifying the Action under the provisions of the State Environmental Quality Review Act (SEQRA) as a Type II Action; and scheduling a public hearing.
5. Resolution accepting a draft text amendment to the Town Code, dated March 11, 2025, entitled "Local Law No. 4 of 2025, establishing a new chapter to the Farmington Town Code, to be entitled "Chapter 103 Park-and-Ride Lot Regulations" (Action); classifying the Action under the provisions of the State Environmental Quality Review Act (SEQRA) as a Type II Action; and scheduling a public hearing.

6. Resolution accepting a draft text amendment to the Town Code, dated March 11, 2025, entitled “Local Law No. 5 of 2025, establishing a new chapter to the Farmington Town Code, to be entitled “Chapter 115 Short-Term Residential Rentals Regulations” (Action); classifying the Action under the provisions of the State Environmental Quality Review Act (SEQRA) as a Type II Action; and scheduling a public hearing.

## **Town Projects Update**

1. **Ontario County Infrastructure Grant Application:** The Town has learned that the Infrastructure-Grant-Application submitted to the Ontario County Board of Supervisors, for a project to be funded through the Empire State Development Corporation (ESDC) Infrastructure Grant Program was not chosen for submission to the State ESDC. The grant request of \$612,500.00 was submitted to enable construction of the Beaver Creek Sanitary Sewer Force Main Project and the Mertensia Road Gravity Sewer Main Project. Both projects are related and provide infrastructure to meet existing residential development needs and sustain economic development of commercial sites along our Main Street Corridor (State Route 96).
2. **Wood Drive bridge restrictions:** Traffic movements across the Wood Drive bridge continue to be restricted to One-Way-In-Only, with the posting of a ten-ton weight restriction and entrance only from County Road 41. No longer is traffic allowed to exit onto County Road 41, from Wood Drive, at this location. Law enforcement agencies have been 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 and design work is underway. Construction of this bridge is anticipated to commence early next year.
3. **TAP Sidewalk/Trail Connection Project:** Marrano Homes has requested waiting until the snow has melted to walk the proposed alignment for the 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, in a couple of portions of the unsold lots along the trail to enable realignment of the proposed trail connection. Also in the spring, a portion of the stone dust trail needs to be blacktopped. The pedestrian/bicycle bridge over Beaver Creek is now open to the public. Finally, in the spring, the contractor will be completing the installation of sidewalk along the west side of Mertensia Road near Elizabeth Way. This section was delayed last year to allow the installation of a new water line in the area.
4. **Brickyard Road Water Tank & Transmission.**  
The new Water Tank continues under construction and is located at the existing Brickyard Road tank site located along Brickyard Road. More photos next report.

**5. 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 April 11, 2025.

**6. Monarch Manor Incentive Zoning Project, Section 2.**

There are a total of nine (9) two-dwelling units that are partially occupied within the buildings in Section 2. Another four (4) new buildings along Monarch Drive are now under construction. There remain eight (8) more building sites. Eventually within Section 2 there will be twenty-four (24) buildings having a total of forty-eight (48) single-family dwelling units.

**7. 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.

**8. 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 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.

- 9. 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. Finally, closeout action has commenced for this substation project, including the filing of a two-year Performance Bond with the Town Clerk's Office and the final release of funds from the Letter of Credit for this project.
- 10. 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 weekly SWPPP inspections are on-going and have been provided to the Town.
- 11. 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.
- 12. Farmbrook Site Plan Applications, Sections 7A & 7B.** The roads and infrastructure improvements for this project have been accepted by the Town Board and the Town Highway Superintendent. 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 two model homes under construction, one of these will serve as the model dwelling unit for the lots located in these two remaining sections of the Farmbrook Neighborhood. There are four (4) dwellings under construction, leaving a total of 64 lots to be sold and dwellings constructed.
- 13. 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.
- 14. 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, for its' review and acceptance next month.
- 15. Parks & Recreation Master Plan Update.** The Town's Parks & Recreation Master Plan Update document has been submitted to the Town Board and will begin the public review process following their meeting on March 26, 2025.
- 16. Creekwood Townhouse Project – Phase Two.** This project involves the construction of 40 townhouse dwelling units and a pre-construction meeting was held on Thursday, March 6<sup>th</sup>, with the Town's Project Review Committee. Site clearing of brush has begun. The project includes the construction of the remaining portion of Pintail Drive connecting with the intersection of Pintail Drive, Running Brook Drive and Red Fern Drive. Once

dedicated the Quentonshire Drive portion of this Town highway will be renamed Pintail Drive.

- 17. Commercial Drive Solar Projects, East & West.** Town staff await receipt of the revised preliminary drawings showing compliance with the conditions of approval. 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.
- 18. Meyer's RV Superstore of the Finger Lakes property rezoning.** The Town Planning Board, at their meeting on February 19, 2025, accepted an application for final site plan amendment including a 2.6-acre piece of land recently acquired by Meyer's Finger Lakes RV. The Planning Board has scheduled a public hearing for Wednesday, April 2, 2025. The identified proposed use of this portion of the overall site is for additional outdoor storage of RV units for sale.
- 19. Villager Construction Project.** The application pending is for preliminary site plan approval for 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 has completed a coordinated review of this project with other involved agencies and has scheduled a public hearing be held on Wednesday, April 2, 2025.
- 20. Victor-Farmington Volunteer Ambulance Corps.** The Ambulance Corps has received an area variance to enable site improvements to be made to the former URM site located at the southwest corner of State Route 96 and County Road 8. The Ambulance Corps has also received Preliminary Site Plan Approval, from the Planning Board, which includes three (3) new bays for their ambulances and renovations to the former doctor's office for living quarters and administrative services. Once approved, construction will be scheduled to begin this summer.
- 21. Town Code Updates.** Town staff have provided preliminary draft copies of proposed text amendments to Chapter 126, Individual On-Site Wastewater Treatment Systems, and preliminary drafts of two new chapters to be added to the Town Code, which include Chapter 103, Park-and-Ride Lot Regulations and Chapter 115, Short-Term Residential Rentals. On-going updates continue for Chapter 144, Land Subdivision and Chapter 165, Zoning. Drafts of Chapters 126, 103 and 115 will be introduced to the Town Board at their meeting on Wednesday, March 26, 2025.

Public hearings for the proposed amendments to Chapter 126 and for the proposed new Chapter 115, Park-and-Ride Lot Regulations, will be held commencing at 7:00 p.m. on Tuesday, April 8, 2025, in the Main Meeting Room at the Farmington Town Hall.

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; Acting 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; Zachary Starke, Region 4 Office, NYSDOT; Craig Ekstrom, P.E., Region 4 Office, NYSDOT; William Best, Assistant Resident Engineer, NYSDOT, Ontario County; 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; 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, Genesee Transportation Council; Lora Leon, Region 4 Office, NYSDOT; Ted Liddell, Bergmann P.C.; James Taylor, Taylor Builders; Karl Shuler, Taylor Builders; 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., [frank.ruffolo@skysolarholdings.com](mailto:frank.ruffolo@skysolarholdings.com); Timothy Botting, LaBella Associates, DPC, [tbotting@labellapc.com](mailto:tbotting@labellapc.com); Jonathan Orpin, New Energy Works; Jeff Hutchinson, Farmington Town Center, LLC; and Josh Fahey, [Josh.Fahey@mail.house.gov](mailto:Josh.Fahey@mail.house.gov).