Memorandum

TO: Farmington Town Board
FROM: Ron Brand, Director of Planning & Development - ***Ronald L. Brand***
Cadin Lloyd, Town Code Enforcement Officer – ***Cadin Lloyd***
DATE: May 26, 2026
RE: Town Operations Report, Tuesday May 26, 2026.

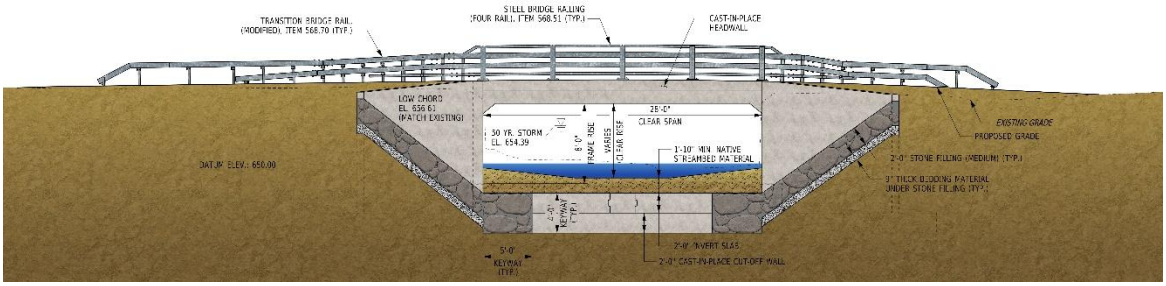
The following report is for this week's Town Board Meeting, and it is for the period May 12, 2026, through May 25, 2026.

Town Board Resolution (0)

There are no draft resolutions on tonight's meeting agenda from either the Town Code Enforcement Officer or the Town Director of Planning & Development.

Town Projects Update

1. **Wood Drive Bridge Replacement Project and travel restrictions:** the Town Board, awaits the dedication documents for Pintail Crossing from the attorneys for the developers of the Phase 2 Creekwood Townhouse Project and the Pintail Crossing Apartment Project for Pintail Crossing. The Elevation Image for the new bridge is shown below:



There is no scheduled date for the dedication of this highway to the Town. Once Pintail Crossing between County Road 41 and the intersection with Running Brook Drive and Red Fern Drive is dedicated, then Quentonshire Drive will no longer exist, and the street identification signs will be removed and replaced. Also, once open 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 issuing tickets to those motorists violating this reduced movement across the bridge.

2. **Monarch Manor Section 2**.
   There is a total of thirteen (13) two-dwelling unit buildings that are to be occupied [a total of 26 single-family dwelling units] within Section 2. Three (3) buildings along Monarch Drive are under construction. 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 take place.

3. **Monarch Manor Section 3.**
   Final Subdivision Plat Maps and Final Site Plans have just been submitted for the next section of this incentive zoning project. Section 3, involves the development of 26 additional buildings [a total of 52 single-family dwellings] to be located along an extension to Monarch Drive. Town staff have reviewed the drawings and comments were sent to the applicant [Sortino Properties] and their engineers requesting amendments prior to submission to the Planning Board for their acceptance and scheduling a public meeting on the final application. One of the zoning amenities agreed-to for this project includes the extension of a five-foot-wide concrete sidewalk along the east side of New Michigan Road, between Lilly Brook Court and Monarch Drive, which is to be completed prior to the issuance of the first Certificate of Occupancy for a dwelling unit in this next section. This application is tentatively scheduled for the June 17, 2026, Planning Board meeting for consideration of acceptance. Once accepted, a public meeting will be scheduled.

4. **Hathaway's Corners Incentive Zoning Project.**
   Within Phase 1B of the project and along the south side of County Road 41, there are three (3) occupied sites, four (4) sites under construction and there is no remaining lot 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.

5. **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.

6. **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) continues to serve as the sales offices for the lots located in these two remaining sections of the Farmbrook Neighborhood. There is a total of forty-five (45) lots sold. Twenty (20) of these lots are now occupied. Fourteen (14) lots are now in contract that will soon begin construction. This will leave a total of twelve (12) lots to be sold. Ryan Homes anticipates this project to be completely sold out by late August, this year.

7. **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.

8. **Creekwood Townhouse Project – Phase Two.** This project involves the construction of 40 rental townhouse dwelling units and the extension of Pintail Drive connecting the intersection of Running Brook Drive and Red Fern Drive with County Road 41. 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. The photo below is a portion of one of the ten unit townhouse buildings under construction.

9. **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 office building [shown on the left]. There will also be a 38,600 square foot, single-story, maintenance building [shown on the right] and on-site parking for employees, customers and guests, site lighting, landscaping and other related site improvements.

10. **Victor-Farmington Volunteer Ambulance Corps.** Construction continues upon the three (3) bay garage addition for ambulances to be housed at the Ambulance Station No. 2 facility located at the southwest corner of State Route 96 and County Road 8. This facility is tentatively scheduled to be operating this fall. The photo below identifies the progress being made on this new facility.

11. **Cook Properties Incentive Zoning Project.** The Town Planning Board, at their meeting on May 6th granted Overall Preliminary Subdivision Plat and Overall Preliminary Site Plan approvals with conditions for the proposed mix use development of the approximately 65 acres of land comprising the ***"Farmington Meadows Incentive Zoning Project."*** The applicant's engineers are now preparing final subdivision plat drawing for filing in the Ontario County Clerk's Office. Prior to this filing, street names will need to be accepted by the County's 911 Emergency Communications Center. This street naming is underway and once accepted by the County will become part of the final subdivision plat application.

    The project is located along the east side of State Route 332, between the New York State Police Troop E Headquarters and County Road 41. The conceptual rendering of this project is shown below.

13. **Fish Solar Farm Project.** The Town Planning Board is currently conducting a coordinated review with other involved agencies as part of the required State Environmental Conservation Law of a proposed Large Scale Ground-mounted Solar Farm Project located along the north side of Mt. Payne Road, between Yellow Mills Road and the Farmington/Manchester Town Line. There are two (2) pending applications, one for a Special Use Permit and the other for Preliminary Site Plan.

    A referral on these applications has been submitted to the Ontario County Planning Board for its review and recommendation at their meeting on Wednesday June 10, 2026. Public hearings on these two applications by the Planning Board are scheduled for Wednesday evening, June 17th.

14. **Bridges for Brain Injury, 1111 County Road 8.** The Town Zoning Board of Appeals, at their meeting on Monday May 18, 2026, adjourned the public hearing on this Temporary Use Permit application to their meeting on Monday June 22, 2026.

    The applicant is requesting a Temporary Use Permit from the Town Zoning Board of Appeals to allow limited operations and services to be conducted on the site while design alternatives for an on-site waste water treatment system is being completed for

State DEC and Health Department Approvals. The property is located along the east side of County Road 8, north of State Route 96 and south of the Ontario County Railroad property. Long term plans include the construction of 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.

Their proposed Day Programing building is shown below.

15. Fairdale Meadows Preliminary Subdivision Plat & Site Plan.

The Town Planning Board awaits submission of revised preliminary subdivision plat and preliminary site plan drawings for a 41-lot 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. At this time, there is no known date when the preliminary approval process will be completed. A copy of the preliminary subdivision plat map is below.

16. **Farmington Volunteer Fire Association, Special Use Permit & Preliminary Site Plan Applications, Fire Station No. 2, Building Expansion and Site Improvements.** The Town Planning Board, at their meeting on May 6th granted preliminary site plan approval and special use permit approval with conditions for the construction of a building addition to the existing fire station, remodeling of the interior of said building and related site improvements. The next steps include amending the preliminary site plan drawings, obtaining town signatures and then preparing the detailed final site plan drawings, leading to the start of construction.

    The existing fire station is 50 years old and the planned improvements are required to be made to meet federal and state fire fighter safety regulations, and to accommodate fire equipment that just barely fits within the existing fire station. The existing 5,000 square foot building is to be remodeled, and the proposed expansion includes a 12,830 square feet new building area. Other site improvements include installation of a new larger parking lot and multiple driveways that delineate traffic movements and parking between public and emergency vehicles, utility improvements, a geothermal system, stormwater management facilities, and lighting and landscaping improvements.

    Below is a conceptual building elevation drawing [taken from Hook Road looking east] of the fire station improvements.

17. **Fire Calls –** The Town Code Enforcement Officer (CEO) reports one fire call during the past two-week period, a structure fire at 414 Terri Drive. Staff continue working with the Town Clerk's Office on identifying requirements for bringing dog complaints to Town Court. The CEO continues research and preparing residential development reports, for the years 2024 and 2025, for submission to the State as part of the Town's Pro-housing Program recertification. The CEO is also preparing a list of properties for seasonal mowing which will be acted upon at the Town Board's first meeting in June. The Town Construction Inspector and Town Highway Superintendent have repainted damaged portions of town highway, sidewalk and street gutters for repairs to be made within the Hathaway's Corners Incentive Zoning Project by developers.

RLB:CL: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.; Bryan White, Town Environmental 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; Emily Smith, P.E., Fisher Associates; 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; 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; Rob Laviano; Peter Maslyn; Michael Putnam; and Cathy Zollweg.