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: July 14, 2026
RE: Town Operations Report, Wednesday July 14, 2026.

The following report is for this week's Town Board Meeting, and it is for the period June 24, 2026, through July 13, 2026.

Town Board Resolutions (7)

1. Resolution approving a request for the final release of funds from the Letter of Credit, Section 2 Site Improvements, Monarch Manor Incentive Zoning Project (File #PB0701-19), in the total amount of $195,242.69.

2. Resolution approving a request for the final release of funds from the Letter of Credit, Section 8S Site Improvements, Auburn Meadows Incentive Zoning Project (File #PB0401-19), in the total amount of $161,627.95.

3. Resolution approving a request for the final release of funds from the Letter of Credit, Section 8N Site Improvements, Auburn Meadows Incentive Zoning Project (File #PB0401-20), in the total amount of $146,213.04.

4. Resolution accepting drafts of Parts 2 and 3 of the Full Environmental Assessment Forms (FEAFs) supporting information for the action entitled "Town of Farmington WWTP Rehabilitation Project 2025 – amended 2026, Ontario County, New York 14425."

5. Resolution making findings and determination of non-significance upon the action entitled "Town of Farmington WWTP Rehabilitation Project 2025 – amended 2026, Ontario County, New York 14425."

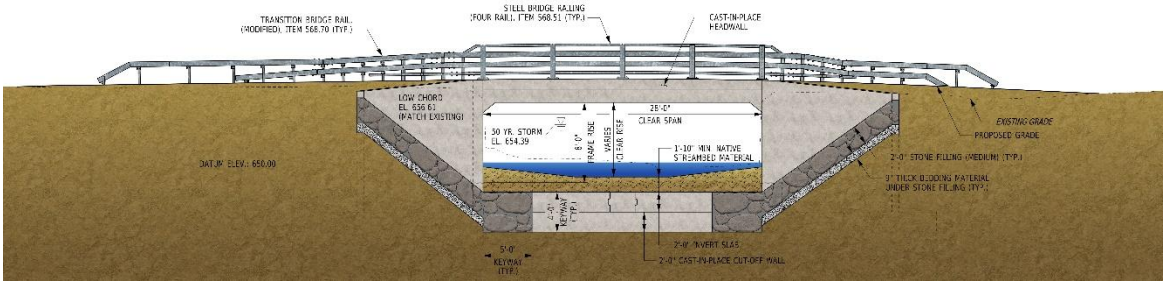
6. Resolution approving a request for the final release of funds from the Letter of Credit, Section 7N Site Improvements, Auburn Meadows Incentive Zoning Project (File #PB0401-20), in the total amount of $137,389.18.

7. Resolution accepting a preliminary draft of Local Law No. 3 of 2026, dated July 14, 2026, a proposed amendment to Chapter 155 of the Farmington Town Code entitled "Vehicles, Recreational" and scheduling a public hearing upon said Local Law for Tuesday, July 28, 2026.

Town Projects Update

1. **Wood Drive Bridge Replacement Project and travel restrictions:** the Town Attorney today has received the dedication documents from the attorneys for the Pintail Crossing Project and the attorneys for the developers of the Phase 2 Creekwood Townhouse Project. Hopefully, the Town Board can finally take action to dedicate this new town road and close-off the Wood Drive Bridge to traffic to allow the reconstruction of this facility to begin.

   The Elevation Image for the new bridge is shown below:



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 six (6) building sites (a total of 12 dwelling units). Eventually within Section 2 there will be twenty-four (24) buildings having a total of forty-eight (48) single-family dwelling units.

3. **Monarch Manor Section 3.**
   Final Subdivision Plat Maps and Final Site Plans for this next section of the Monarch Manor Incentive Zoning Project were approved by the Planning Board at their meeting on Wednesday June 17th. Section 3 involves the development of 13 additional buildings [a total of 26 single-family dwellings] to be located along an extension to Monarch Drive. One of the original 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.

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 and four (4) sites under construction. 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 nine (9) 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 fifty-two (52) lots sold. Twelve (12) of the remaining nineteen (19) lots are under contract, leaving seven (7) lots to be sold. Ryan Homes anticipates this project to be completely sold out by late August this year.

   The photo below shows a new basement being poured for the 4th house in this row of lots. The three (3) empty lots shown on Alfalfa Crescent, located between the 4th lot have SOLD signs.

7. **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 five unit townhouse buildings under construction.

8. **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. **Fish Solar Farm Project.** The Town Planning Board, at their next meeting on Wednesday evening, July 15th, will continue the public hearing for completing the environmental record on 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 involved with this project, one is for a Special Use Permit and the other for Preliminary Site Plan. Neighbors have been attending the public hearing provided a list of their concerns. The applicant's responses have now been received allowing time for the Planning Board members and the public to review them; and then determine whether to prepare drafts of Parts 2 & 3 of the Full Environmental Assessment Forms for the Planning Board's consideration, acceptance and making a determination of significance under the State's Environmental Quality Review Act (SEQRA) at their meeting on August 5th.

11. **Victor-Farmington Volunteer Ambulance Corps.** Construction is nearly complete on the three (3) bay garage addition for ambulances and renovation of the former URMC medical offices that are being renovated for the Ambulance Station No. 2, located at the southwest corner of State Route 96 and

County Road 8. The photos below identifies the progress being made on this new facility.

12. **Cook Properties Incentive Zoning Project.** The Town Clerk awaits the filing of the signed Overall Preliminary Subdivision Plat and Overall Preliminary Site Plan approvals for the proposed mix use development of the approximately 65 acres of land comprising the ***"Farmington Meadows Incentive Zoning Project."***

    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.

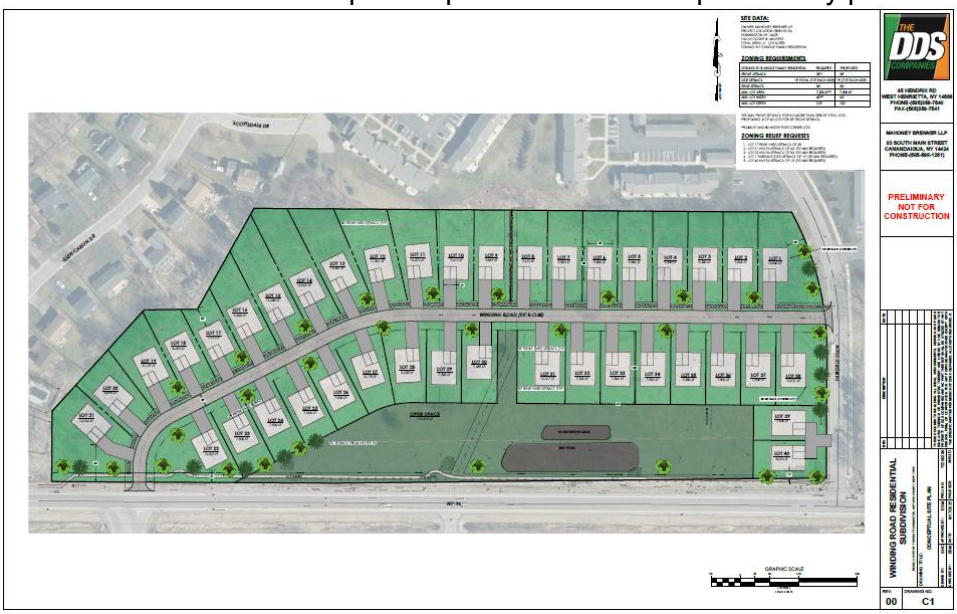
13. **Bridges for Brain Injury, 1111 County Road 8.** The Town Zoning Board of Appeals, at their meeting on Monday July 27, 2026, is expected to grant approval of a Temporary Use Permit to allow limited operations and services to be conducted on the site while design alternatives for an on-site waste water treatment system are 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.

14. Dimension Energy Solar Project. The Town Planning Board, at their meeting on Wednesday June 17th determined the application submitted is complete for public review, establishing a coordinated review under SEQR, submitting a referral to the Ontario County Planning Board for their July 8th meeting, and scheduling a public hearing for Wednesday August 5th. The site is located behind the Pioneer Ironworks buildings located along the south side of State Route 96 west of the County Road 8 intersection. It involves a Special Use Permit and Preliminary Site Plan Approvals for a Large Scale Ground Mounted Solar Project to be located on the interior portion of Tax Map Account 30.00-1-36.111, located at 5601 State Route 96, Farmington, New York 14425.

15.Fairdale Meadows Final Subdivision Plat & Site Plan.

The applicant is preparing the necessary documents allowing for a pre-construction meeting to be scheduled for Thursday, August 6th, which is the next step towards site construction. The project involves a 41-lot subdivision plat and a 40-lot single-family project to be developed on 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. The final subdivision plat map is identical to the preliminary plat 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 July 1st, final site plan approval with conditions for the construction of an addition to the existing fire station, remodeling of the interior of said building and related site improvements.

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

17. **1816 Quaker Meetinghouse Museum Report.** The Meetinghouse Museum is providing limited tours inside the structure. When we learn a schedule of open house tours we will inform everyone in these Town Operations Reports. The photo below identifies the ongoing interior work in this historic structure.

18. **Development Office Report.** The CEO and the Director of Planning and Development continue drafting amendments to Chapter 165, Section 58, Accessory Structures, for submission early next month to the Town Board.

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.