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: September 23, 2025

RE: Town Operations Report to Town Board, Tuesday, September 23, 2025.

The following report is for this week's Town Board Meeting, and it is for the period September 9, 2025, through September 22, 2025.

Town Board Resolutions (6)

1. Resolution authorizing Dan Delpriore, Cadin Lloyd, Paula Ruthven and Elizabeth Klingenberg, to attend the Genesee/Finger Lakes Regional Planning Council's Fall Government Workshop on October 24, 2025, at a cost not to exceed $60.00 per person.

2. Resolution authorizing Dan Delpriore, Cadin Lloyd and Paula Ruthven to attend the Ontario County Workshop on December 11, 2025, at a cost not to exceed $15.00 per person.

3. Resolution authorizing Dan Delpriore, Cadin Lloyd and Paula Ruthven to attend the Ontario-Wayne Stormwater Coalition's 2025 Stormwater Conference on November 5, 2025, at a cost not to exceed $100.00 per person.

4. Resolution authorizing the appointment of the Secretary to Planning & Zoning at a rate of $21.00 per hour effective September 29, 2025.

5. Resolution appointing Susan Charland to the Town of Farmington Environmental Conservation Board to fill the term of a vacated position due to expire on December 31, 2025.

6. Resolution accepting the Town Operation Committee's report, dated September 23, 2025, on maintaining the 2021 Edition of the Town of Farmington's Comprehensive Plan; and accepting the Town Planning Board's recommendation to adopt the 2023-2024 Plan Maintenance Report – 2021 Edition Town of Farmington Comprehensive Plan; and directing an amendment to Appendix 6 of the Plan document.

Town Projects Update

1. **Wood Drive Bridge Replacement Project and travel restrictions:** Fisher Associates, P.C., the engineering firm working on the design for the replacement of the Wood Drive Bridge, is preparing the supporting documentation needed for obtaining permits from State and County transportation agencies, and then will be 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 continues. 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 sign 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 is not 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:** Marrano Homes intends to walk the alignment for the proposed 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, on small strips of land located across the rear portions of three lots along the trail to enable realignment of the proposed stone dust trail connection. Once this agreement has been reached then a portion of the stone dust trail, near Route 41, will be blacktopped. Finally, the contractor will then be returning to complete the installation of sidewalk along a section of the west side of Mertensia Road near Elizabeth Way. This section was delayed last year to allow for the installation of a new water line in the area.

3. **Brickyard Road Water Storage Tank Project.**
   Work continues on the new 2-million-gallon water storage tank. Current construction involves exterior painting of the structure and placing the identification logos on the structure (see the photos below). The next step involves the filling of the tank with water and then rinsing, refilling and chlorination allowing the tank to come on-line with providing water service to the Canandaigua/Farmington Consolidated Water District. The anticipated completion date for this facility is scheduled for late 2025.

CANANDAIGUA
FARMINGTON
WATER DISTRICT

4. **Monarch Manor Incentive Zoning Project, Section 2**.
   There are a total of twelve (10) buildings each having two-dwelling units that are either fully or partially occupied within Section 2. Another seven (7) new buildings along Monarch Drive are now under construction. There remain six (6) more 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. 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.

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, one (1) site under construction and two (2) 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 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 (4) 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]. Ten (10) single-family dwellings have been constructed and three (3) more are under construction. 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 weekly 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. 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 monthly SWPPP inspections are on-going and have been provided to the Town.

8. **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. Exterior work includes 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, eight (8) sites with dwellings under construction and three (3) lots that have been sold during the past two-week period. This leaves a total of 51 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.** The Town of Farmington Environmental Conservation Board (ECB) has completed a draft update to the Town's Open Space Index (OSI). The draft is currently under review by town staff and comments are due to the ECB for their meeting on Monday, September 22nd. Following last night's meeting the ECB will be making a few edit changes to the document and will be submitting it to the Town Board at their second meeting in October. 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.

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 Pintail Crossing, Running Brook Drive and Red Fern Drive. Paving of this extension and installation of sidewalks are now completed and inspected by the Town's Construction Inspectors. Once this remaining section has been dedicated then Quentonshire Drive will be renamed Pintail Crossing. The site contractor has informed the Town that construction of the remaining section of highway occurred in August and then be followed with dedication in October. Once dedication has been accepted this will become the detour route to County Road 41 for those living in the area.

13. **Commercial Drive Solar Projects, East & West.** Town staff await receipt of the revised preliminary drawings showing compliance with the conditions of approval for these two sites. 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. In addition, the Lot Line Adjustment Plat map, for transferring portions of the Solar Project East and the adjacent New Energy Works properties, to enable the realignment of the 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 drawings have been signed, then the applicant may apply for final site plan approvals for both the east and the west solar facilities, from the Planning Board. 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 site development.

14. **Villager Construction Project.** A pre-construction meeting was conducted on Thursday, September 4th, at the Town Project Review Committee meeting and site work is now underway. 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, to construct approximately a 38,600 square foot, single-story, office building and a 9,000 square foot single-story maintenance building, with on-site parking for employees, customers, and guests and 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 in early 2026.

16. **Town Code Updates.** The Town Board next month will be receiving amendments to Chapters 144 and 165 of the Farmington Town Code, entitled Land Subdivisions and Zoning Law. The Town Board will be scheduling a public hearing on this proposed local law sometime later this fall.

17. **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."*** There has now been a fourth 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 proposed concept plan for the development of this site. A larger scale color print of this plan is on display in the main foyer at the Town Hall.

18. **Fish Solar Farm Project.** The Planning Board, at their meeting on August 6, 2025, 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 was in attendance at the meeting and stated that he will be making further submissions and arranging a meeting with Town Development Staff before appearing at a future date before the Town Planning Board. Once the application has been accepted by the Planning Board there will be a public hearing with notices provided. At this time there is no further action anticipated.

19. **Krossber Enterprises, LLC, 5984 State Route 96.** The Planning Board, at their September 17, 2025, meeting granted Preliminary Site Plan Approval for 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.

20. Bridges for Brain Injury, 1111 County Road 8. The applicant appeared before the Town Zoning Board of Appeals (ZBA) on September 22nd for area variances related to this site's proposed development. The Board 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 will be meeting on Wednesday, October 1, 2025, to consider granting preliminary site plan approval with conditions for this project.

The Day Programing building elevation is shown below.

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; 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; Craig Ekstrom, P.E., Region 4 Office, NYSDOT; William Best, Assistant Resident Engineer, NYSDOT, Wayne/Ontario Counties; 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; Linc Swedrock, 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, Region 4 Office, NYSDOT; Lora Leon, Region 4 Office, NYSDOT; Ted Liddell, Bergmann P.C.; James Taylor, Taylor Builders; Karl Shuler, Taylor Builders; 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; adake@passero.com; and Josh Fahey, Josh.Fahey@mail.house.gov.