

**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: August 26, 2025

RE: Town Operations Report to Town Board, Tuesday, August 12, 2025.

The following report is for this week's Town Board Meeting, and it is for the period August 12, 2025, through August 25, 2025.

### **Town Board Resolutions (8)**

1. Resolution adopting Local Law No. 6 of 2025, amendments to the Farmington Town Code, Chapter 159, entitled "Water Rules and Regulations."
2. Resolution adopting Local Law No. 7 of 2025, an amendment to the Farmington Town Code, Chapter 49, entitled "Animals."
3. Resolution adopting Local Law, Number 8 of 2025, entitled "Temporarily Limiting the Use of Certain Town of Farmington Roads by vehicles in excess of Ten (10) Tons Total Weight and Requiring Permits for Overweight Vehicles."
4. Resolution adopting Local Law, Number 9 of 2025, creating Chapter 66 of the Farmington Town Code, entitled "Burials and Burial Grounds."
5. Resolution accepting Planning Board recommendation and authorizing the establishment of a Letter of Credit for overall site improvements within the Loomis Road Park Subdivision Tract located along the north side of Loomis Road, east of the intersection with Platermill Road and south of Interstate Route I-90 (New York State Thruway), for the Villager Construction Project, in the total amount of \$778,843.24.
6. Resolution finding a small parcel of land containing 0.456 acres as surplus and no longer needed for any Town purpose and conveying title to said parcel represents fair and adequate consideration of the property and directs the Supervisor to execute a deed from the Town to the Grantee (Cobblestone Performing Arts Center) conveying the property.

7. Resolution authorizing the renewal of operating permits for Farmington Manufactured Home Community.
8. Resolution authorizing the renewal of operating permits for Woodlawn Court Manufactured Home Community.
9. Resolution authorizing the renewal of operating permits for Hunt's Manufactured Home Community.
10. Resolution authorizing Dan Delpriore, August Gorder, Cadin Lloyd, John Hargather and Paula Ruthven to attend the Yates Ontario Building Officers (YOBO) 2025 Education Conference at the Geneva Fire Department on October 28<sup>th</sup> and 29<sup>th</sup> at a cost not to exceed \$110.00 per person

### **Town Projects Update**

1. **Wood Drive Bridge Replacement Project and travel restrictions:** Emily Smith, P.E., Fisher Associates, P.C., the engineering firm continues working on the design for the replacement of the Wood Drive Bridge, continues on preparing a detail plan along with the supporting documentation 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 to be completed in the Fall, 2026.

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 the highway is opened to public traffic, then the Wood Bridge Drive Bridge will be closed off to all traffic movements.

Meanwhile, 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. No longer is traffic allowed to exit from Wood Drive onto County Road 41 at this location. Law enforcement agencies will continue patrolling the area and tickets will 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 completing 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 shown in the photo below. Current construction involves welding together the water storage portion of this new tank project. A part of this welding includes sandblasting of the welded joints. The anticipated completion date for this facility is scheduled for late 2025.

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

There are a total of twelve (12) 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 five (5) more building sites (a total of 10 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 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 (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]. 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.

**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 25<sup>th</sup>. 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.
- 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, which will serve as the sales offices for the lots located in these two remaining sections of the Farmbrook Neighborhood. There are five (5) dwellings under construction and nine (9) lots that have been sold during the past two-week period. This leaves a total of 56 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) 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, at one of the two scheduled meetings in August.
- 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 is scheduled for August to then be followed with dedication in September. 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.

- 14. Meyer's RV Superstore of the Finger Lakes property rezoning.** The Town Planning Board, at their meeting on April 2, 2025, granted final site plan amendment approval with conditions. The identified proposed use of this portion of the overall site is for additional outdoor storage of RV units for sale. Work on this project is scheduled to commence next month.
- 15. Villager Construction Project.** The Planning Board, at their August 20, 2025, meeting recommended the Town Board acceptance of a letter of credit for related site improvements 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 building and a 9,000 square foot single-story maintenance building, with on-site parking for employees, customers, and guests and related site improvements. The Ontario County Industrial Development Agency conducted a public hearing, in the Town Hall, on Thursday afternoon, July 24<sup>th</sup>, to receive public comments on a proposed PILOT award to Villager Construction for their proposed site improvements on Loomis Road. Receiving no objections thereto, the IDA has since approved of the requested PILOT award.
- 16. 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 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.
- 17. Town Code Updates.** The Town Board next month will be receiving amendments to Chapter 144 of the Farmington Town Code, entitled Land Subdivisions. The Town Board will be scheduling a public hearing on this proposed local law sometime later this year.
- 18. Farmington Market Center Update.** A presentation to the Town Board, was to have occurred at the August 12<sup>th</sup> meeting but was canceled by the applicant and no new date is known for when the design changes to the first phase of this proposed project will be scheduled.
- 19. Cook Properties Incentive Zoning Plan.** The Town Board, at their meeting tonight will be discussing the proposed changes to the Overall Concept Plan for the recently named ***"Farmington Meadows Project."*** The Town Board, will continue its deliberations related to the revised overall concept site plan 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. Then at one of their meetings in September will decide whether to proceed with the formal incentive zoning amendment process. 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.



**20. 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.

**21. Krossber Enterprises, LLC, 5984 State Route 96,** has an application pending before the Planning Board, at their August 20, 2025, meeting for 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 Planning Board, at the meeting designated themselves as the lead agency under the State Environmental Quality Review (SEQR) Regulations and directed the preparation of drafts of Parts 2 and 3 of the Full Environmental Assessment Forms and a draft resolution for determining significance, for the Board's review, acceptance and action at the next meeting on September 3, 2025. The applicant's proposed building elevation drawing is shown below.

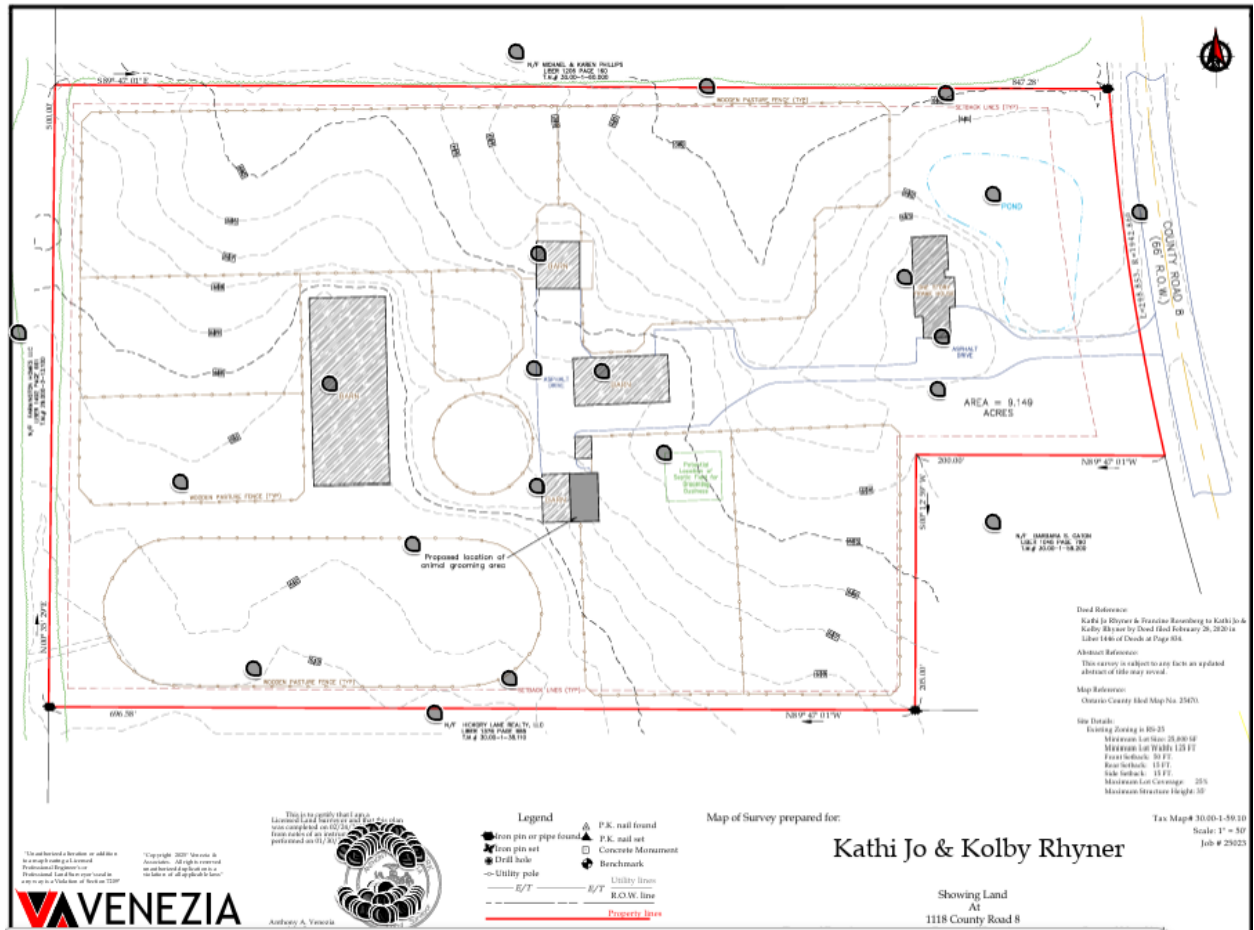


**22. Bridges for Brain Injury, 1111 County Road 8,** appeared before the Town Planning Board (on August 20<sup>th</sup>) at which meeting the Board designated themselves as the lead agency under the State's Environmental Quality Review (SEQR) Regulations and directed the preparation of drafts for Parts 2 and 3 of the Full Environmental Assessment Forms and a draft resolution making findings and a determination of significance at their September 3, 2025, meeting. Meanwhile the Zoning Board of Appeals met on August 25<sup>th</sup> and their public hearings for area variances related to this site development was adjourned and continued to Monday, September 22, 2025, to allow time for SEQR compliance. The pending actions before both boards involve Preliminary Site Plan Approval and area variances 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 Day Programing building elevation is shown below.



**23. Major Home Occupation, 1118 County Road 8**, an application for a Special Use Permit and Preliminary Site Plan to renovate an existing building (shown below on the survey map) to allow for a dog grooming business to operate on this existing site received approval for the requested Special Use Permit with conditions, and also received preliminary site plan approval with conditions.



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](mailto: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](mailto:adake@passero.com); and Josh Fahey, [Josh.Fahey@mail.house.gov](mailto:Josh.Fahey@mail.house.gov).