

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: February 25, 2025

RE: Report for Town Board Meeting on Tuesday, February 25, 2025.

The following report is for this week's Town Board Meeting, and it is for the period February 11, 2025, through February 24, 2025.

Town Board Resolutions (3)

1. Resolution authorizing the Code Enforcement Officer to enter into a contract with InStream for document conversion services and content management system at a cost not to exceed \$70,085.00.
2. Resolution authorizing a refund for an application fee for a special use permit, Meyer's Finger Lakes RV Campers, 6200 State Route 96, based upon the Planning Board's findings and determination that said fee would be a duplicate for the special use permit previously granted and, therefore, to be returned.
3. Resolution authorizing the Town Zoning Officer and Town Site Construction Inspector to attend the NYSDEC Endorsed 4 Hour Soil Erosion and Sediment Control Training Program, on Thursday, March 27, 2025, at a cost not to exceed \$100.00 per person.

Town Projects Update

1. **Ontario County Infrastructure Grant Application:** The Town, last week, submitted an Infrastructure-Grant-Application to the Clerk of the Ontario County Board of Supervisors for a project to be funded through the Empire State Development Corporation Infrastructure Grant Program. A 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 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.

- 2. Wood Drive bridge restrictions:** Traffic movements across the Wood Drive bridge have begun last Friday, February 21, 2025, with the posting of a ten-ton weight restriction and entrance only from County Road 41. Notices of this bridge posting were sent to residents in the area, the County, the Canandaigua City School District and a ZOOM meeting was held on Thursday, February 13th. No longer is traffic allowed to exit onto County Road 41 at this location. Law enforcement agencies have been alerted to this change and are patrolling the area. Last year, Ontario County Department of Public Works Staff obtained grant funds and Fisher Associates has been retained to design a new bridge replacement. Site work is underway with survey crews from Fisher Associates as is preliminary design work on the bridge replacement. Construction of this bridge is anticipated to commence early next year.
- 3. TAP Sidewalk/Trail Connection Project:** Marrano Homes has requested waiting until spring 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 which then enables the pedestrian/bicycle bridge to be opened. 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 March 27, 2025.
- 6. Monarch Manor Incentive Zoning Project, Section 2.**
There are occupied portions of nine (9) two-dwelling units within the buildings in Section 2. Another five new buildings along Monarch Drive are now under construction. There remain ten 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.** All one-hundred fifty-one (151) townhouse dwelling units located within Phase 1A of the Hathaway's Corners Project are now complete and occupied.

Within Phase 2B, located within the southeastern portion of the Hathaway's Corners Incentive Zoning Project site, are a total of eleven (11) apartment buildings having a total of 88 apartment units. Certificates of Occupancy (CofOs) have been issued for all eleven (11) apartment buildings.

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 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 have two model homes under construction, one of their new model dwelling units will also serve as the Sales Office for the lots located in these two remaining sections of the Farmbrook Neighborhood.
- 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 11, 2025.
- 16. Creekwood Townhouse Project – Phase Two.** This project involves the construction of 40 townhouse dwelling units and a pre-construction meeting has tentatively been scheduled for Thursday, March 6th, with the Town's Project Review Committee. Then followed with the filing of a letter of credit with the Town Clerk's Office and a notice to proceed with site work. The project also includes the construction of the remaining portion of Pintail Drive connecting with the intersection of Pintail Drive, Runningbrook 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 meeting on their application for Wednesday evening March 19th, at which a decision will be made to schedule 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 Town Planning Board, at their February 19th meeting accepted the application 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 initiated 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 Town has received applications for Preliminary Site Plan approval and an area variance to enable improvements to be made to the former URMC site located at the southwest corner of State Route 96 and County Road 8. The project includes new bays for their ambulances and renovations to the former doctor's office for living quarters and services. Once approved, construction will be scheduled to begin this summer.

21. Town Code Updates. Town staff are completing their final draft of proposed text amendments to Chapter 159, Water Rules and Regulations, a final amendment to Chapter 126, Individual on-site wastewater treatment system, and final drafts of two new chapters to be added to the Town Code, which include Chapter 103, Commuter Parking Regulations and Chapter 115, Rentals Short-Term. On-going updates continue on Chapter 144, Land Subdivision and Chapter 165, Zoning. These amendments will be introduced to the Town Board next month with public hearings to be scheduled at that time.

22. Agriculture Advisory Committee. The Committee met on Thursday evening, February 20, 2025, to endorse two (2) Purchase of Development Rights Applications, for Farmland Protection Implementation Grants (FPIGs) from the New York State Department of Agriculture and Markets. The two (2) sites are located along the north side of Allen-Padgham Road and along the north side of NY State Route 96, east of County Road 8. Finally, the Committee voted unanimously to finalize the draft ACOD Agriculture Conservation Overlay District regulations and to submit them to the Town Board for its consideration and adoption later this year.

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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; Timothy Botting, LaBella Associates, DPC, tbotting@labellapc.com; Jonathan Orpin, New Energy Works; and Jeff Hutchinson, Farmington Town Center, LLC.