

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: January 27, 2026
RE: Town Operations Report to Town Board, Tuesday January 27, 2026.

The following report is for this week's Town Board Meeting, and it is for the period January 14, 2025, through January 26, 2026.

Town Board Resolution (0)

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

Town Projects Update

1. **Wood Drive Bridge Replacement Project and travel restrictions:** Final design plans have been approved and the project engineers, Fisher Associates, awaits authorization to request formal bidding for this bridge replacement project. Bid openings are scheduled for March and awarding the contract for the bridge construction in the Spring 2026. Construction is tentatively scheduled to be completed this Fall.

The Town continues working with the attorneys for the developers on the extension of Pintail Crossing to the intersection with Running Brook Drive and Red Fern Drive. There are a number of questions that have been asked about the dedication documents for this remaining portion of Pintail Crossing. Tentative dedication of this extension to the Town is now rescheduled 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 signs 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 continues not to be 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. Monarch Manor Section 2.

There are a total of thirteen (13) two-dwelling unit buildings that are occupied [a total of 26 single-family dwelling units] within Section 2. Another two (2) buildings along Monarch Drive are now under construction and a third basement has been excavated for an additional two-unit building. 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 occur.

3. 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, two (2) sites under construction and three (3) 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 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.

4. 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 monthly SWPPP inspections.

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) which continues to serve as the sales offices for the lots located in these two remaining sections of the Farmbrook Neighborhood. There are a total of twenty-seven (27) lots sold and nine (9) lots pending. This leaves a total of 35 lots to be sold, and dwellings constructed. Ryan Homes anticipates this project to be completely sold out 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 townhouse dwelling units and the extension of Pintail Drive connecting with the intersection of Running Brook Drive and Red Fern Drive with County Road 41. Paving of this street extension and the installation of utilities and sidewalks are now complete. At the October 14th Town Board meeting, the Board accepted a two-year maintenance bond for these site improvements and directed the filing thereof with the Town Clerk's Office. 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.
- 9. Commercial Drive Sky Solar Projects, East & West.** The Town Planning Board, at their meeting on Wednesday, January 7, 2026, granted approval with conditions of a 180-day extension of the time period established for preliminary site plan approval. The conditions include the filing of the Lot Line Adjustment Plat map, transferring portions of the Solar Project East and the adjacent New Energy Works properties, the filing of the right-of-way map for the construction of the continuation of Commercial Drive to connect with the northern portion of Commercial Drive, and the filing of a Lot Line Adjustment Plat of a 60-foot-wide strip of land, a part of the Sky Solar West Site, running across the southern portion of that site between East Corporate Drive and the Commercial Drive extension. Finally, the Planning Board will need a report from Sky Solar on their re-application to RG&E to connect the stored electricity to the grid, in order for the Planning Board to consider any further extensions of time for these two solar projects.

Once the preliminary site plan drawings have been signed, then the applicant may apply to the Planning Board for final site plan approvals for both the east and the west solar facilities. 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 the development of these two solar array sites.

10. 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 maintenance building. There will also be a 38,600 square foot, single-story, office building and on-site parking for employees, customers and guests, site lighting, landscaping and other related site improvements.



11. Victor-Farmington Volunteer Ambulance Corps. The Town Code Enforcement Officer yesterday issued a Building Permit to the Ambulance Corps authorizing work to commence on the interior renovations to the existing building for the proposed Ambulance Station No. 2 facility located at the southwest corner of State Route 96 and County Road 8. The Building Permit also authorizes the Ambulance Corps to commence the construction a three (3) bay garage addition to the existing building for their ambulances. They are hoping to be operating from this new facility this fall.

12. Cook Properties Incentive Zoning Plan. The Town Planning Board has received Overall Preliminary Subdivision Plat and Overall Preliminary Site Plan applications 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 Planning Board, at their meeting on Wednesday January 21, 2026, initiated a coordinated review of these two applications with a total of 14 involved and interested agencies and declared their intent to be designated the lead agency under the provisions of the State Environmental Quality Review Act. The resolution also directed submission of referrals to the Ontario County Planning Board, for their February 11, 2026, meeting and scheduled a public hearing on these two applications for Wednesday March 4, 2026. The public review and comment period also began on January 22, 2026, with comments to be received by noon on Friday February 20, 2026. The conceptual rendering of this project is shown below.



12. Fish Solar Farm Project. The Town Development Office, last week, received electronic documents for Town Staff review to determine if the applicant has now provided all of the information previously requested last June by the Town Planning Board, for a large-scale ground mounted solar project to be located along the north side of Mt. Payne Road. The Planning Board still needs to determine if the two pending applications for a Special Use Permit and Preliminary Site Plan approvals are acceptable for starting the formal public review processes. The Planning Board has previously instructed Town Staff to complete its' review of the requested additional information, and the information submitted to enable the Board to decide if the application can be accepted for public review. Since receiving the information last week, the Town has requested a paper copy of all of this new information be made available for their review. Once Town Staff has received this paper copy and they have completed their initial reviews and have determined the information provided is adequate for public review, then there will be a 30-day review period, under the State's Environmental Quality Review Act involving a coordinated review with involved agencies, a

referral to the Ontario County Planning Board and then scheduling public hearings upon these two applications. At this time there is no further action anticipated.

13. Krossber Enterprises, LLC, 5984 State Route 96. The Town Development Office has just now received revised final site plan drawings for the construction of an 11,362 square foot building with sale rooms and offices, and related site improvements on a parcel 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.



14. Bridges for Brain Injury, 1111 County Road 8. The site, located along the east side of County Road 8, north of State Route 96 and south of the Ontario County Railroad property, is being proposed for the construction of an 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 has granted preliminary site plan approval with conditions and now awaits receipt of the revised preliminary drawings for signing and then the final site plan drawings to be received. Once received, reviewed and accepted by Town Staff there will be a public meeting where the final site plan drawings will be acted upon. No date has been scheduled at this time for the final review.

The Day Programming building elevation is shown below.

16. Farmington Volunteer Fire Association, Special Use Permit & Preliminary Site Plan Applications, Fire Station No. 2, Building Expansion and Site Improvements. The Town Development Office last Friday afternoon received two applications, one for a special use permit and one for preliminary site plan approval, for the construction of building additions to the existing fire station and remodeling of the interior of said building. 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 now 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.

The next step in the approval processes for these two applications involves Town Staff review and recommendation to the Town Planning Board whether the materials are adequate to commence the formal reviews. This determination is listed on the draft planning board agenda for the February 4, 2026, meeting. If determined to be acceptable, then the coordinated review process will begin under the provisions of the State Environmental Quality Review Act, a referral sent to the County Planning Board for their March 11, 2026, meeting and scheduling of public hearings on these applications to begin on Wednesday March 18, 2026.

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



17. 2025 Total Inspections and Building Permits Issued. The Town Code Enforcement Officer, reports during 2025, there were a total of 2,825 inspections conducted, 60 Fire Inspections completed and 1,258 Building Permits issued.

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; and Rob Laviano.