

TOWN OF
FARMINGTON



Planning Board Meeting Agenda

April 15, 2026,
Meeting 7:00 p.m.

THIS MEETING WILL BE HELD IN THE MAIN MEETING ROOM, AT THE TOWN HALL, 1000 COUNTY ROAD 8, FARMINGTON, NEW YORK 14425. THOSE NOT WISHING TO ATTEND MAY PARTICIPATE VIRTUALLY IN THE MEETING BEING CONDUCTED SIMULTANEOUSLY AT THAT TIME ON-LINE, OR OVER THE PHONE. Join the meeting by clicking the following link:

<https://us06web.zoom.us/j/86031629360?pwd=dlh2hW4E6fjbAaVuD1EDJWyFxxWYSZ.1>

Meeting ID: 860 3162 9360

Passcode: 356169

One tap mobile

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Find your local number: <https://zoom.us/u/adnn0foxAt>

1. **OPEN MEETING** – Chairperson introduces members and Town staff present, identifies the emergency exits and informs that this meeting is to be conducted in accordance with the adopted 2026 Planning Board Rules of Procedure.
2. **APPROVAL OF** – APRIL 1, 2026, PLANNING BOARD MEETING MINUTES.
3. **LEGAL NOTICE PUBLISHED** – Chairman attests to the publishing of a legal notice in the Canandaigua Daily Messenger on April 10, 2026, for PB 2026-0303, Adrian Bellis, 5540 Holtz Road, Farmington, NY 14425. Application for Final Site Plan Amendment.
(see Legal Notice at bottom of this Agenda)

4. **ORDER OF BUSINESS** –

A. CONTINUED PUBLIC HEARINGS (2):

(1) **PB 2026-0101 and PB 2026-0102**, Farmington Meadows, c/o Cook Properties, for Preliminary Subdivision and Preliminary Site Plan Applications for the Farmington Meadows Incentive Zoning Project, located along the south side of County Road 41 and the east side of State Route 332 north of the New York State Police Troop E Headquarters, involving Tax Map Accounts 41.07-1-28.300 and 41.07-1-28.210. The Project seeks overall preliminary approvals for detailed plans for the construction of a 65.1-acre mixed-use development including approximately 230 rental townhome units, 50 single-family residential lots for sale (1- and 2-story dwellings), a four-story senior apartment building containing 150 units, five commercial pad sites proposing a total of 36,100 square feet of buildings, a 64-unit self-storage facility and related site improvements.

(2) **PB 2026-0201 and PB 2026-0202**, Farmington Volunteer Fire Association, Preliminary Site Plan and Special Use Permit Applications for the Farmington Volunteer Fire Association, Station 2, building and site improvements located at 1225 Hook Road, involving Tax Map Account 29.11-1-68.100. The Project seeks overall preliminary approvals for detailed plans for 3,830 square feet of interior renovation to their existing building and a 12,830 proposed building addition to the south of their current building. The property is zoned GB General Business with MTOD Major Thoroughfare Overlay District and MSOD Main Street Overlay District.

B. NEW PUBLIC HEARING (1):

(1) **PB 2026-0303**, Adrian Bellis, 5540 Holtz Road, Farmington, N.Y. 14425: Tax Map Account 9.03-1-6.400: Request Final Site Plan amendment to allow a proposed Accessory Structure – a 4,320 square-foot, 25-foot-tall pole barn style private garage and related site improvements on the above referenced property. The property is zoned A-80 Agricultural.

C. PUBLIC MEETING ACTION ITEMS (2):

1. **PB 2026-0305**, Scott DeHollander, 7346 Dryer Rd, Victor New York 14564, Final Site Plan application for the construction of a single-family residence, and related site improvements on Lot #R-2 Scout Plains Subdivision, 471 County Road 8, Tax Map 9.03-1-6.200.

2. **Diamond Acres Planned Unit Development Rezoning, Town of Canandaigua**, a referral from Crystelyn Laske, Town Clerk, Town of Canandaigua, requesting comments on a sketch plan drawing for the proposed rezoning of approximately 75 acres of land located along the west side of New York State Route 332, south of the Canandaigua/Farmington Town Line Road and north of Purdy Road, from AR-2, CC and R-1-20 to PUD Planned Unit Development and MUO-2, Mixed Use Development Overlay District.

5. **OTHER BOARD ACTIONS (0):**

6. **OPEN DISCUSSIONS:**

Reports:

- Director of Development
- Code Enforcement Officer
- Code Enforcement/Zoning Officer
- Highway Superintendent
- Water and Sewer Superintendent
- Town Engineer
- Environmental Conservation Board
- Farmington Fire Department
- Planning Board Members
- Planning Board Chairperson

7. **PUBLIC COMMENTS:**

8. **ADJOURNMENT OF MEETING**

Next Meeting Date: Wednesday, May 6, 2026.

LEGAL NOTICE

NOTICE IS HEREBY GIVEN THAT the Planning Board of the Town of Farmington will conduct a Public Hearing on the **15th day of April 2026**, commencing at 7:00 p.m., in the Farmington Town Hall, Main Meeting Room, 1000 County Road 8, Farmington, New York, 14425 for the purpose of receiving testimony upon and considering the application of:

PB # 2026-0303, Adrian Bellis, 5540 Holtz Road, Farmington, N.Y. 14425: Tax Map Account 9.03-1-6.400: Request Final Site Plan amendment to allow a proposed Accessory Structure

– a 4,320 square-foot, 25-foot-tall pole barn style private garage and related site improvements on the above referenced property. The property is zoned A-80 Agricultural.

ALL PARTIES IN INTEREST will be given an opportunity to be heard with respect to such applications. Persons may appear in person, by agent or via Zoom.

By order of:

Ed Hemminger, Chairman, Town of Farmington Planning Board

Publication: Daily Messenger, April 10, 2026

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