

TOWN OF
FARMINGTON



Planning Board Meeting Agenda

March 4, 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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Dial by your location

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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** – February 18, 2026, PLANNING BOARD MEETING MINUTES.

3. **LEGAL NOTICE PUBLISHED** – Chairman attests to the publishing of a legal notice in the Canandaigua Daily Messenger on February 25, 2026, for PB 2026-0101 and PB 2026-0102, Jeff Cook, c/o Cook Properties, for Preliminary Subdivision and Preliminary Site Plan Applications, for tonight’s meeting agenda.

4. **ORDER OF BUSINESS** –

A. CONTINUED PUBLIC HEARINGS (0):

B. NEW PUBLIC HEARINGS (1):

PB 2026-0101 and PB 2026-0102, Jeff Cook, 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 detail 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.

C. PUBLIC MEETING ACTION ITEMS (4):

1. **PB 2026-0101**, Jeff Cook, c/o Cook Properties, Preliminary Subdivision for Farmington Meadows Incentive Zoning Project.
2. **PB 2026-0102**, Jeff Cook, c/o Cook Properties, Preliminary Site Plan Application for Farmington Meadows Incentive Zoning Project.
3. **Sketch Plan Conference**, The Virtual Church H.O., 1495-1499 County Road 8, Farmington New York 14425, Tax Map #42.00-1-8.000, Preliminary Site Plan Application.
4. **Sketch Plan Conference**, John Hotto, LandTech, Gateway Drive, Farmington New York 14425, Tax Map #29.00-1-86.100, Preliminary Site Plan Application.

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, March 18, 2026.

LEGAL NOTICE

NOTICE IS HEREBY GIVEN THAT the Planning Board of the Town of Farmington, will conduct a Public Hearing on the **4th day of March 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 applications of:

PB 2026-0101 and PB 2026-0102, Jeff Cook, 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 detail 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.

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

By order of:
Ed Hemminger, Chairman, Town of Farmington Planning Board

Publication: Daily Messenger, February 25, 2026