

*Town of Farmington*

1000 County Road 8  
Farmington, New York 14425

**PLANNING BOARD**

*The first meeting of the Farmington Planning Board was held on January 21, 1959.*

**Wednesday, April 1, 2026 • 7:00 p.m.**

**MINUTES—APPROVED**

*The following minutes are written as a summary of the main points that were made and are the official and permanent record of the actions taken by the Town of Farmington Planning Board. Unless otherwise noted, remarks delivered during discussions are summarized and are not intended to be verbatim transcriptions. An audio recording of the meeting is made in accordance with the Planning Board adopted Rules of Procedure. The audio recording is retained for 12 months. Video recordings of the meetings are posted on the Town of Farmington’s YouTube channel (subscribe at youtube.com; enter Town of Farmington NY in the search box).*

*The meeting was conducted at the Farmington Town Hall and via remote video conference.*

*R = Attended via remote video conference.*

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**Board Members Present:** Edward Hemminger, *Chairperson*  
Adrian Bellis  
Timothy DeLucia  
Regina Sousa  
Douglas Viets

**Staff Present:**  
Ronald L. Brand, Town of Farmington Director of Development and Planning  
Sean Murphy, Town of Farmington Highway Superintendent  
Paula Ruthven, Town of Farmington Zoning Officer  
Collin Sowinski, Town of Farmington Engineer, MRB Group, D.P.C.

**Attending:**  
Christopher Day, P.E., Ontario County Department of Public Works, 2962 County Road 48,  
Canandaigua, N.Y. 14424—**R**  
Mark Eagles, Cook Properties, 90 Airpark Drive, Suite 400, Rochester, N.Y. 14624  
Edmund Martin, P.E., Passero Associates, 242 West Main Street, Suite 100,  
Rochester, N.Y. 14614—**R**  
Aubrey O’Connor and Tyler Schwarz, 1236 Hook Road, Farmington, N.Y. 14425  
Scott Parker, Farmington Volunteer Fire Association  
Michael Phillips—**R**

Minister Samuel Rivera, 1495–1499 County Road 8, Farmington, N.Y. 14425  
 Joe Trabold, Associate Engineer III, MRB Group, D.P.C., The Culver Road Armory,  
 145 Culver Road, Suite 160, Rochester, N.Y. 14620  
 Joe Vinci, Vinci Construction, LLC, 97 Culver Parkway, Rochester, N.Y. 14609  
 Chief Daniel Walton, Farmington Volunteer Fire Association  
 Kenneth Walton, Farmington Volunteer Fire Association

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**1. APPROVAL OF MINUTES**

**Minutes of March 18, 2026:**

■ A motion was made by MR. BELLIS, seconded by MS. SOUSA, that the minutes of the Planning Board Meeting of March 18, 2026, be approved.

Motion carried by voice vote.

**2. LEGAL NOTICE**

None

**3. CONTINUED PUBLIC HEARINGS:**

**OVERALL PRELIMINARY SUBDIVISION PLAT AND  
OVERALL PRELIMINARY SITE PLAN**

**PB #2026-0101** Overall Preliminary Subdivision Plat  
**PB #2026-0102** Overall Preliminary Site Plan Application

**Name:** County Road 41, LLC (Farmington Meadows Incentive Zoning Project), Cook Properties, c/o Jeff Cook, 90 Airpark Drive, Suite 400, Rochester, N.Y. 14624

**Location:** County Road 41 and State Route 332, Tax Map #41.07-1-28.300 and Tax Map #41.07-1-28.210

**Request:** Applications for Preliminary Subdivision Plat (PB #2026-0101) and Preliminary Site Plan (PB#2026-0102) approvals to allow development of a 65.1-acre site (Tax Map Accounts 41.07-1-28.300 and 41.07-1-28.210) known as Farmington Meadows Incentive Zoning Project located along the east side of State Route 332 and the south side of County Road 41, between Farmbrook Drive and County Road 41.

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.

On August 6, 2025, Jeff Cook of Cook Properties, and Shauncy Maloy, P.E., of Passero Associates, presented the concept plan of this application to the Planning Board.

This application was reviewed by the Project Review Committee on August 7, 2025; September 4, 2025; October 2, 2025; November 6, 2025; December 4, 2025; January 8, 2026; February 5, 2026; and March 5, 2026.

On December 23, 2025, the Town Board approved the applicant's Full Environmental Assessment Forms and the State Environmental Quality Review (SEQR) determination of non-significance for the Incentive Zoning rezoning portion of the project (Town Board Resolution #423 of 2025).

Also on December 23, 2025, the Town Board approved the Farmington Meadows Incentive Zoning Project (Town Board Resolution #424 of 2025).

On January 15, 2026, Project Manager Shauncy Maloy, P.E., of Passero Associates, provided the details of the project to the Planning Board (*see* Planning Board minutes, January 21, 2026, pp. 11–13).

Also on January 21, 2026, the Planning Board determined that the applications were complete; scheduled the State Environmental Quality Review 30-day coordinated review period from January 22, 2026, to February 20, 2026, with the following SEQR Involved Agencies and Interested Agencies:

**SEQR Involved Agencies:**

New York State Department of Transportation  
 New York State Department of Environmental Conservation  
 New York State Department of Health  
 Ontario County Department of Public Works  
 Town of Farmington Highway Superintendent  
 Town of Farmington Water and Sewer Superintendent

**SEQR Interested Agencies:**

Ontario County Planning Board  
 New York State Police—Troop E Headquarters  
 Farmington Volunteer Fire Association  
 Victor–Farmington Ambulance Corps  
 Ontario County Sheriff's Office

Victor Central School District—Transportation Department  
Town of Farmington Environmental Conservation Board

The Public Hearings on these applications were opened on March 4, 2026, and were re-convened on March 18, 2026.

On March 27, 2026, the Planning Board’s draft resolution for this evening’s consideration was sent via email to the applicant Jeff Cook; and to Shauncy Maloy, P.E., and Edmund Martin, P.E., of Passero Associates.

Mr. Hemminger reconvened the Public Hearing on these applications.

Mr. Martin of Passero Associates presented these applications via remote video conference. Mr. Eagles of Cook Properties attended in the meeting room.

Mr. Martin said that he spoke with Mr. Brand and that this evening was not the appropriate time to request preliminary approvals for this project.

Mr. Martin said that Passero Associates today provided the Town with a revised Overall Fire Truck Turning Plan as requested by the fire department at a previous meeting. He said that the revised plan demonstrates the ability for safe maneuverability throughout the site. In the submission, Shauncy Maloy of Passero Associates reported that the fire department’s 47.5-foot-long Pierce 100-foot aerial truck was used for the revised plan.

Mr. Martin also said that that the engineering team has been working through the MRB Group engineering comments and that the goal of the team is to submit updated drawings to the Town staff in advance of the next Planning Board meeting on April 15, 2026.

Mr. Brand acknowledged receipt of the revised Overall Fire Truck Turning Plan which came in today. He said that he was not sure if the fire department as yet had an opportunity to review the plan. Mr. Walton said that he has not yet had a chance to discuss the revised plan with the fire chief.

Mr. Brand said that the Town water superintendent also has not yet had an opportunity to review the originally-submitted drawings due to a vacation, and that this is one of the reasons for this evening’s draft resolution to continue the Public Hearing until April 15, 2026, to allow the Planning Board members and Town staff time to review the plans and assemble all conditions of preliminary approval.

Mr. Sowinski said that MRB Group is awaiting the submission of the revised preliminary plans.

Mr. Hemminger asked if anyone in the meeting in the room wished to speak for or against these applications, or to ask questions. There were no comments from those in the meeting room.

He then asked if anyone on the remote video conference wished to speak for or against these applications, or to ask a question. There were no comments from those on the remote video conference.

There were no additional comments or questions on this application this evening.

■ A motion was made by MR. VIETS, seconded by MR. BELLIS, that the reading of the following resolution be waived, and that the resolution be approved as submitted by the Town staff:

**TOWN OF FARMINGTON PLANNING BOARD RESOLUTION  
CONTINUATION OF PUBLIC HEARINGS  
FARMINGTON MEADOWS INCENTIVE ZONING PROJECT**

**PB #2026-0101 Overall Preliminary Subdivision Plat  
PB #2026-0102 Overall Preliminary Site Plan**

**APPLICANT: Jeff Cook, c/o Cook Properties, 90 Airpark Drive, Suite 400,  
Rochester, N.Y. 14624**

**ACTION: Continuation of the two (2) Public Hearings upon the mixed-  
use development of the Farmington Meadows Incentive Zoning  
Project to Wednesday April 15, 2026.**

**WHEREAS**, the Town of Farmington Town Planning Board (hereinafter referred to as the Board) has tonight continued the two Public Hearings upon these Actions; and

**WHEREAS**, the Board has received additional testimony at tonight’s Public Hearings.

**NOW, THEREFORE, BE IT RESOLVED** that the Board does hereby adjourn tonight the two Public Hearings on these applications and continues them to Wednesday evening, April 15, 2026, commencing at 7:00 p.m. here in the Town Hall, to allow the Planning board members and Town staff time to assemble all conditions of approval for the Board’s consideration.

The following vote on the above resolution was recorded in the meeting minutes:

Adrian Bellis	Aye
Timothy DeLucia	Aye
Edward Hemminger	Aye
Regina Sousa	Aye
Douglas Viets	Aye

Motion carried.

**4. CONTINUED PUBLIC HEARINGS**

**PB #2026-0201** Preliminary Site Plan Application

**Name:** Farmington Volunteer Fire Association, P.O. Box 25117, Farmington, N.Y. 14425 (Dan Walton, Fire Chief; Carol Trapasso, President)

**Location:** 1225 Hook Road; Tax Map #29.11-1-68.100

**Zoning District:** Residential Single-Family (R-1-10); Major Thoroughfare Overlay District (MTOD)

**Request:** Preliminary Site Plan approval for the construction of a 12,830-square-foot addition to an existing Public Building and renovation of approximately 3,830 square feet within the existing 5,030-square-foot Fire Station #2, for a total new floor area of 18,310 square feet, for storing a large fire apparatus with four pull-through bays, a dedicated decontamination suite, four bunk rooms for overnight stays, and a large community room for use by the Fire Association and the public.

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**PB #2026-0202** Special Use Permit Application

**Name:** Farmington Volunteer Fire Association, P.O. Box 25117, Farmington, N.Y. 14425 (Dan Walton, Fire Chief; Carol Trapasso, President)

**Location:** 1225 Hook Road; Tax Map #29.11-1-68.100

**Zoning District:** Residential Single-Family (R-1-10); Major Thoroughfare Overlay District (MTOD)

**Request:** Special Use Permit approval for the construction of a 12,830-square-foot addition to an existing Public Building and renovation of approximately 3,830 square feet within the existing 5,030-square-foot Fire Station #2, for a total new floor area of 18,310 square feet, for storing a large fire apparatus with four pull-through bays, a dedicated decontamination suite, four bunk rooms for overnight stays, and a large community room for use by the Fire Association and the public.

The discussion and consideration of the applications of the Farmington Volunteer Fire Association (PB #2026-0201 and PB #2026-0202) were held concurrently.

On February 4, 2026, the Planning Board determined that these applications were complete; that the State Environmental Quality Review (SEQR) 30-day coordinated review be held from February 5, 2026, to March 6, 2026; and that the Public Hearing on these applications be opened on March 18, 2026.

The identified SEQR Involved Agencies are:

- Town of Farmington Planning Board
- New York State Department of Transportation
- New York State Department of Environmental Conservation
- New York State Department of Health
- Town of Farmington Highway Superintendent
- Town of Farmington Water and Sewer Superintendent

On January 15, 2026, and on February 4, 2026, Project Manager Shauncy Maloy, P.E., and Stephen Schultz, P.E., both from Passero Associates, provided the details of the project to the Planning Board (*see* Planning Board minutes, January 21, 2026, pp. 11–13; and February 4, 2026, pp. 9–12).

On March 25, 2026, the Planning Board’s draft resolutions for this evening’s consideration were sent via email to the applicant Farmington Volunteer Fire Association Vice President Scott Parker; to the applicant’s consulting engineer Joe Trabold of MRB Group; to other members of the fire department; and to the SEQR Involved Agencies.

Mr. Hemminger reconvened the Public Hearings on these applications.

Mr. Trabold of MRB Group presented these applications. He said that he hoped that the board would approve the draft State Environmental Quality Review Full Environmental Assessment Forms Parts 2 and 3 for both the Preliminary Site Plan and Special Use Permit this evening.

He said that he has been working with Mr. Brand regarding two area variances which will be required, i.e., a variance for having three driveways into the property off from Hook Road, and a variance for signage. Mr. Trabold said that he hoped that these variance applications could be on the Zoning Board of Appeals (ZBA) agenda for the April meeting. He also said that they will request some relief from the Highway Superintendent regarding the installation of streetlights on Hook Road.

Ms. Ruthven confirmed that the two area variance applications will be on the ZBA agenda for the April meeting and that application materials have been submitted to the engineering firm of LaBella Associates, which is expected to serve as the Planning Board’s engineering firm of record for this project. Ms. Ruthven said that LaBella Associates is expected to accept this appointment.

Mr. Brand said that draft resolutions have been prepared for the board’s consideration this evening to accept the draft Full Environmental Assessment Forms Parts 2 and 3, and to make a State Environmental Quality Review (SEQR) determination of non-significance upon the

Preliminary Site Plan and Special Use Permit Actions. He said that more detailed plans are expected to be submitted for the board's consideration at the next meeting (April 15, 2026) and that this is to provide time for the planning board's engineer of record to review the plans.

Mr. Murphy asked about the applicant's plans for streetlights. Mr. Trabold said that they will comply with the requirements of the Main Street Overlay District (MSOD) for streetlights along State Route 96, and they await the Town Highway Superintendent's decision on streetlights along the Hook Road frontage. Mr. Murphy asked if he could get back to Mr. Trabold regarding streetlights on Hook Road. Mr. Trabold said yes.

Mr. Day of the Ontario County Department of Public Works said that his staff has looked at the plans which he said are conceptual at this time. He said that the staff looked at the drawings from the view of the site plan and the Stormwater Pollution Prevention Plan (SWPPP), and that these issues, along with erosion control, appear adequate at this stage. Mr. Day said that the Ontario County review was not more than cursory at this time, and that the plans look okay at this point.

Mr. Hemminger asked if anyone in the meeting room wished to speak for or against these applications, or to ask questions.

Mr. Schwarz (1236 Hook Road) said that he lives directly to the west of the fire station property and asked about exterior lighting. He said that the fire station property is bounded on three sides by residential homes and that he is hopeful that those involved in the planning and design will take light pollution into consideration with the design and fixture selection. Mr. Hemminger said that the Planning Board always requires dark-sky compliant lighting and that this will be a consideration of the board as a Town requirement.

Mr. Schwarz also asked about the plans to include a helicopter landing zone on the south portion of the fire station property. He said that several portions of the field are extremely wet and swampy. He said that he hopes that the proposal will take some site work into account to improve the drainage in the field and to make helicopter operations easier for emergency personnel. Mr. Hemminger said that the Planning Board will be hiring an engineer of record [to avoid a conflict of interest because the Town engineering firm of MRB Group has been retained by the fire department for this project]. Mr. Hemminger said that stormwater, and other issues which are identified during the review of the plans, will be addressed. He encouraged Mr. Schwarz to stay involved in the review process and said that he guarantees that the board will be looking at this issue.

There were no other comments or questions from those in the meeting room.

Mr. Hemminger then asked if anyone on the remote video conference wished to speak for or against these applications, or to ask question. There were no comments from those on the remote video conference.

There were no additional comments or questions on this application this evening.

■ A motion was made by MS. SOUSA, seconded by MR. VIETS, that the reading of the following resolution be waived, and that the resolution be approved as submitted by the Town staff:

**TOWN OF FARMINGTON PLANNING BOARD RESOLUTION  
FARMINGTON VOLUNTEER FIRE ASSOCIATION  
PRELIMINARY SITE PLAN  
ACCEPTANCE OF THE DRAFTS OF PARTS 2 AND 3  
OF THE FULL ENVIRONMENTAL ASSESSMENT FORMS**

**PB #2026-0201**

**Applicant:** Farmington Volunteer Fire Association, 1225 Hook Road, Farmington, N.Y. 14425

**Mailing Address:** P.O. Box 25117, Farmington, N.Y. 14425

**Action:** Lead Agency accepting drafts of Parts 2 and 3 of the Full Environmental Assessment Forms for the Preliminary Site Plan for the construction of a 12,830-square-foot addition to an existing Public Building and renovation of approximately 3,830 square feet within the existing 5,030-square-foot Fire Station #2, for a total new floor area of 18,310 square feet for storing large a fire apparatus with four pull-through bays, a dedicated decontamination suite, four bunk rooms for overnight stays, and a large community room for use by the Fire Association and the public, at the northeast corner of the intersection of State Route 96 and Hook Road (Tax Map Account #29.11-1-68.100).

**WHEREAS** the Town of Farmington Planning Board (hereinafter referred to as Board) is the designated Lead Agency for the above referenced Type 1 Action; and

**WHEREAS** the Board has received from Town Staff drafts of Parts 2 and 3 of the Full Environmental Assessment Forms (FEAFs); and

**WHEREAS**, the Board has reviewed the draft documents.

**NOW, THEREFORE, BE IT RESOLVED** that the Board does hereby accept the draft documents as being accurate and complete for allowing the Board to use in making its required findings and the determination of significance upon the above referenced Action.

**BE IT FINALLY RESOLVED** that the Board directs copies of this resolution accepting the drafts of Parts 2 and 3 FEAFs and these FEAFs are to be filed with the Involved Agencies, the applicant, the applicant’s engineer and the project file as provided for under the SEQRA and Town Law Regulations.

The following vote on the above resolution was recorded in the meeting minutes:

Adrian Bellis	Aye
Timothy DeLucia	Aye
Edward Hemminger	Aye
Regina Sousa	Aye
Douglas Viets	Aye

Motion carried.

■ A motion was made by MS. SOUSA, seconded by MR. VIETS, that the reading of the following resolution be waived, and that the resolution be approved as submitted by the Town staff:

**TOWN OF FARMINGTON PLANNING BOARD RESOLUTION  
 FARMINGTON VOLUNTEER FIRE ASSOCIATION  
 PRELIMINARY SITE PLAN  
 SEQR DETERMINATION OF NON-SIGNIFICANCE**

**PB #2026-0201**

**Applicant: Farmington Volunteer Fire Association, 1225 Hook Road, Farmington, N.Y. 14425**

**Mailing Address: P.O. Box 25117, Farmington, N.Y. 14425**

**ACTION: Determination of Significance, under the provisions of the State Environmental Quality Review (SEQR) Regulations, of the Preliminary Site Plan for the construction of a 12,830-square-foot addition to an existing Public Building and renovation of approximately 3,830 square feet within the existing 5,030-square-foot Fire Station #2, for a total new floor area of 18,310 square feet for storing large a fire apparatus with four pull-through bays, a dedicated decontamination suite, four bunk rooms for overnight stays, and a large community room for use by the Fire Association and the public, at the northeast corner of the intersection of State Route 96 and Hook Road (Tax Map Account #29.11-1-68.100).**

**WHEREAS,** the Town of Farmington Town Planning Board (hereinafter referred to as the Board) has determined the proposed Action referenced above to be classified as a Type 1 Action (hereinafter referred to as Action) under Part 617 of the State Environmental Quality Review Act (SEQR) Regulations; and

**WHEREAS**, the Board has completed a coordinated review with Involved Agencies and was designated as the Lead Agency under SEQR Regulations, at its meeting on March 18, 2026, for making the required determination of significance upon said Action; and

**WHEREAS**, the Board has conducted a referral under the provisions of Sections 239-l and -m of the New York State General Municipal Law with the Ontario County Planning Board (Referral # 21.1 of 2026); and

**WHEREAS**, the Board, has reviewed and accepted tonight the Parts 2 and 3 of the Full Environmental Assessment Forms (FEAFs) for said Action, dated April 1, 2026, prepared by the Town Director of Planning and Development; and

**WHEREAS**, the Board has given consideration to the public comments provided during the Public Hearing upon said Action; and

**WHEREAS**, the Board has considered the criteria for determining significance as set forth in Section 617.7 (c) (1) of the SEQRA Regulations and the information contained within Parts 1, 2 and 3 of the (FEAF), along with supporting documentation and maps submitted with this application.

**NOW, THEREFORE, BE IT RESOLVED** that the Board having reviewed the public record upon the above referenced Action, does hereby conclude the following impacts are expected to result from the proposed Action, when compared against the criteria in Section 617.7 (c):

- (i) there will not be a substantial adverse change in existing air quality, ground or surface water quality or quantity; traffic noise levels; a substantial increase in solid waste production; a substantial increase in potential for erosion, flooding, leaching or drainage problems; and
- (ii) there will not be large quantities of vegetation or fauna removed from the site or destroyed as the result of the proposed Action; there will not be substantial interference with the movement of any resident or migratory fish or wildlife species as the result of the proposed Action; there will not be a significant impact upon habitat areas on the site; there are no known threatened or endangered species of animal or plant, or the habitat of such species; or, are there any other significant adverse impacts to natural resources on the site; and
- (iii) there are no known Critical Environmental Area(s) on the site which will be impaired as the result of the proposed Action; and
- (iv) the overall density of the site is consistent with the Town's Comprehensive Plan land use recommendations; and
- (v) there are no known important historical, archeological, architectural, or aesthetic resources on the site according to the State Office of Parks, Recreation and Historic

Preservation (SHPO) Letter, or will the proposed Action impair the existing community or neighborhood character; and

- (vi) there will not be a major change in the use of either the quantity or type of energy resulting from the proposed Action; and
- (vii) there will not be any hazard created to human health resulting from the proposed Action; and
- (viii) there will be a change in the use of current active agricultural land resulting from the proposed Action; and
- (ix) there will not be a large number of persons attracted to the site for more than a few days when compared to the number of persons who would come to such a place absent the Action; and
- (x) there will not be created a material demand for other Actions that would result in one of the above consequences; and
- (xi) there will not be changes in two or more of the elements of the environment that when considered together result in a substantial adverse impact; and
- (xii) there are not two or more related Actions which would have a significant impact on the environment.

**BE IT FURTHER RESOLVED** that based upon the information and analysis above and the supporting documentation referenced above, the proposed Action WILL NOT result in any significant (Moderate to Large) adverse environmental impacts.

**BE IT FURTHER RESOLVED** that the Board does hereby make a Determination of Non-Significance upon said Action and directs the Planning Board Chairperson to sign and date Part 3 of the Full Environmental Assessment Form, the State’s Negative Declaration Form.

**BE IT FINALLY RESOLVED** that the Clerk of the Board is to file certified copies of the environmental record, Parts 1, 2 and 3 of the Full Environmental Assessment Forms, and this Determination of Non-Significance Resolution with the Involved Agencies, the Applicant, the Town Supervisor and Town Development Staff; and that the Town Engineer is to place of copy of this determination with the New York State Department of Environmental Conservation requesting publishing of this determination in the State’s Environmental Notice Bulletin.

The following vote on the above resolution was recorded in the meeting minutes:

Adrian Bellis	Aye
Timothy DeLucia	Aye

Edward Hemminger	Aye
Regina Sousa	Aye
Douglas Viets	Aye

Motion carried.

■ A motion was made by MR. DELUCIA, seconded by MR. BELLIS, that the reading of the following resolution be waived, and that the resolution be approved as submitted by the Town staff:

**TOWN OF FARMINGTON PLANNING BOARD RESOLUTION  
 FARMINGTON VOLUNTEER FIRE ASSOCIATION  
 SPECIAL USE PERMIT  
 ACCEPTANCE OF THE DRAFTS OF PARTS 2 AND 3  
 OF THE FULL ENVIRONMENTAL ASSESSMENT FORMS**

**PB #2026-0202**

**Applicant: Farmington Volunteer Fire Association, 1225 Hook Road, Farmington, N.Y. 14425**

**Mailing Address: P.O. Box 25117, Farmington, N.Y. 14425**

**Action: Lead Agency accepting drafts of Parts 2 and 3 of the Full Environmental Assessment Forms for the Special Use Permit for the construction of a 12,830-square-foot addition to an existing Public Building and renovation of approximately 3,830 square feet within the existing 5,030-square-foot Fire Station #2, for a total new floor area of 18,310 square feet for storing large a fire apparatus with four pull-through bays, a dedicated decontamination suite, four bunk rooms for overnight stays, and a large community room for use by the Fire Association and the public, at the northeast corner of the intersection of State Route 96 and Hook Road (Tax Map Account #29.11-1-68.100).**

**WHEREAS** the Town of Farmington Planning Board (hereinafter referred to as Board) is the designated Lead Agency for the above referenced Type 1 Action; and

**WHEREAS** the Board has received from Town Staff drafts of Parts 2 and 3 of the Full Environmental Assessment Forms (FEAFs); and

**WHEREAS,** the Board has reviewed the draft documents.

**NOW, THEREFORE, BE IT RESOLVED** that the Board does hereby accept the draft documents as being accurate and complete for allowing the Board to use in making its required findings and the determination of significance upon the above referenced Action.

**BE IT FINALLY RESOLVED** that the Board directs copies of this resolution accepting the drafts of Parts 2 and 3 FEAFs and these FEAFs are to be filed with the Involved Agencies, the applicant, the applicant’s engineer and the project file as provided for under the SEQRA and Town Law Regulations.

The following vote on the above resolution was recorded in the meeting minutes:

Adrian Bellis	Aye
Timothy DeLucia	Aye
Edward Hemminger	Aye
Regina Sousa	Aye
Douglas Viets	Aye

Motion carried.

■ A motion was made by MR. DELUCIA, seconded by MR. BELLIS, that the reading of the following resolution be waived, and that the resolution be approved as submitted by the Town staff:

**TOWN OF FARMINGTON PLANNING BOARD RESOLUTION  
FARMINGTON VOLUNTEER FIRE ASSOCIATION  
SPECIAL USE PERMIT  
SEQR DETERMINATION OF NON-SIGNIFICANCE**

**PB #2026-0202**

**Applicant:** Farmington Volunteer Fire Association, 1225 Hook Road, Farmington, N.Y. 14425

**Mailing Address:** P.O. Box 25117, Farmington, N.Y. 14425

**ACTION:** Determination of Significance, under the provisions of the State Environmental Quality Review (SEQR) Regulations, of the Special Use Permit for the construction of a 12,830-square-foot addition to an existing Public Building and renovation of approximately 3,830 square feet within the existing 5,030-square-foot Fire Station #2, for a total new floor area of 18,310 square feet for storing large a fire apparatus with four pull-through bays, a dedicated decontamination suite, four bunk rooms for overnight stays, and a large community room for use by the Fire Association and the public, at the northeast corner

**of the intersection of State Route 96 and Hook Road (Tax Map Account #29.11-1-68.100).**

**WHEREAS**, the Town of Farmington Town Planning Board (hereinafter referred to as the Board) has determined the proposed Action referenced above to be classified as a Type 1 Action (hereinafter referred to as Action) under Part 617 of the State Environmental Quality Review Act (SEQR) Regulations; and

**WHEREAS**, the Board has completed a coordinated review with Involved Agencies and was designated as the Lead Agency under SEQR Regulations, at its meeting on March 18, 2026, for making the required determination of significance upon said Action; and

**WHEREAS**, the Board has conducted a referral under the provisions of Sections 239-l and -m of the New York State General Municipal Law with the Ontario County Planning Board (Referral # 21.1 of 2026); and

**WHEREAS**, the Board, has reviewed and accepted the Parts 2 and 3 of the Full Environmental Assessment Forms (FEAFs) for said Action, dated April 1, 2026, prepared by the Town Director of Planning and Development; and

**WHEREAS**, the Board has given consideration to the public comments provided during the Public Hearing upon said Action; and

**WHEREAS**, the Board has considered the criteria for determining significance as set forth in Section 617.7 (c) (1) of the SEQRA Regulations and the information contained within Parts 1, 2 and 3 of the (FEAF), along with supporting documentation and maps submitted with this application.

**NOW, THEREFORE, BE IT RESOLVED** that the Board having reviewed the public record upon the above referenced Action, does hereby conclude the following impacts are expected to result from the proposed Action, when compared against the criteria in Section 617.7 (c):

- (i) there will not be a substantial adverse change in existing air quality, ground or surface water quality or quantity; traffic noise levels; a substantial increase in solid waste production; a substantial increase in potential for erosion, flooding, leaching or drainage problems; and
- (ii) there will not be large quantities of vegetation or fauna removed from the site or destroyed as the result of the proposed Action; there will not be substantial interference with the movement of any resident or migratory fish or wildlife species as the result of the proposed Action; there will not be a significant impact upon habitat areas on the site; there are no known threatened or endangered species of animal or plant, or the habitat of such species; or, are there any other significant adverse impacts to natural resources on the site; and

- (iii) there are no known Critical Environmental Area(s) on the site which will be impaired as the result of the proposed Action; and
- (iv) the overall density of the site is consistent with the Town's Comprehensive Plan land use recommendations; and
- (v) there are no known important historical, archeological, architectural, or aesthetic resources on the site according to the State Office of Parks, Recreation and Historic Preservation (SHPO) Letter, or will the proposed Action impair the existing community or neighborhood character; and
- (vi) there will not be a major change in the use of either the quantity or type of energy resulting from the proposed Action; and
- (vii) there will not be any hazard created to human health resulting from the proposed Action; and
- (viii) there will be a change in the use of current active agricultural land resulting from the proposed Action; and
- (ix) there will not be a large number of persons attracted to the site for more than a few days when compared to the number of persons who would come to such a place absent the Action; and
- (x) there will not be created a material demand for other Actions that would result in one of the above consequences; and
- (xi) there will not be changes in two or more of the elements of the environment that when considered together result in a substantial adverse impact; and
- (xii) there are not two or more related Actions which would have a significant impact on the environment.

**BE IT FURTHER RESOLVED** that based upon the information and analysis above and the supporting documentation referenced above, the proposed Action WILL NOT result in any significant (Moderate to Large) adverse environmental impacts.

**BE IT FURTHER RESOLVED** that the Board does hereby make a Determination of Non-Significance upon said Action and directs the Planning Board Chairperson to sign and date Part 3 of the Full Environmental Assessment Form, the State's Negative Declaration Form.

**BE IT FINALLY RESOLVED** that the Clerk of the Board is to file certified copies of the environmental record, Parts 1, 2 and 3 of the Full Environmental Assessment Forms, the Part 3 Supplement, and this Determination of Non-Significance Resolution with the Involved Agencies, the Applicant, the Town Supervisor and Town Development Staff; and

that the Town Engineer is to place of copy of this determination with the New York State Department of Environmental Conservation requesting publishing of this determination in the State’s Environmental Notice Bulletin.

The following vote on the above resolution was recorded in the meeting minutes:

Adrian Bellis	Aye
Timothy DeLucia	Aye
Edward Hemminger	Aye
Regina Sousa	Aye
Douglas Viets	Aye

Motion carried.

■ A motion was made by MR. VIETS, seconded by MR. BELLIS, that the reading of the following resolution be waived, and that the resolution be approved as submitted by the Town staff:

**TOWN OF FARMINGTON PLANNING BOARD RESOLUTION  
CONTINUATION OF PUBLIC HEARINGS  
FARMINGTON VOLUNTEER FIRE ASSOCIATION  
PRELIMINARY SITE PLAN AND SPECIAL USE PERMIT**

**PB #2026-0201      Preliminary Site Plan  
PB #2026-0202      Special Use Permit**

**Applicant:                      Farmington Volunteer Fire Association, 1225 Hook Road, Farmington, N.Y. 14425**

**ACTION:                              Mailing Address: P.O. Box 25117, Farmington, N.Y. 14425  
Continuation of the two (2) Public Hearings upon the  
Preliminary Site Plan and Special Use Permit for the above  
referenced applications to Wednesday, April 15, 2026.**

**WHEREAS**, the Town of Farmington Town Planning Board (hereinafter referred to as the Board) has tonight continued the two Public Hearings upon these Actions and has made a determination of non-significance, under Part 617 of the State Environmental Quality Review Act (SEQR) Regulations; and

**WHEREAS**, the Board has received additional testimony at tonight’s Public Hearings.

**NOW, THEREFORE, BE IT RESOLVED** that the Board does hereby adjourn tonight the two Public Hearings on these applications and continues them to Wednesday evening, April 15, 2026, commencing at 7:00 p.m. here in the Town Hall, to allow the Planning

Board members and Town staff time to assemble all conditions of approval for the Board’s consideration.

The following vote on the above resolution was recorded in the meeting minutes:

Adrian Bellis	Aye
Timothy DeLucia	Aye
Edward Hemminger	Aye
Regina Sousa	Aye
Douglas Viets	Aye

Motion carried.

**5. CONTINUED PRELIMINARY SITE PLAN**

**PB #2026-0301**      New Preliminary Site Plan Application

**Name:**                      Minister Samuel Rivera, c/o The Virtual Church Humanitarian Organization (H.O.)

Mailing address: 11 Lorraine Drive, Shortsville, N.Y. 14548

**Location:**                      1495–1499 County Road 8, Tax Map #42.00-1-8.000

**Zoning District:**              A-80 Agricultural District

**Request:**                      Preliminary Site Plan approval for the construction of a new single-family residence. Site improvements include grading, drainage, new on-site wastewater treatment system, and utilities.

On March 4, 2026, the applicant Minister Samuel Rivera and his consulting engineer Brennan Marks, P.E., of Marks Engineering, presented a Sketch Plan concept review of this application (*see* Planning Board minutes, March 4, 2026, pp. 8–9).

On March 18, 2026, the Planning Board determined that the application was complete and scheduled the consideration of the Preliminary Site Plan for the meeting this evening (April 1, 2026).

On March 27, 2026, the Planning Board’s draft resolution for this evening’s consideration was sent via email to the applicant Minister Rivera and to Mr. Marks.

Minister Rivera presented this application.

He reviewed the floor plan drawing of the proposed new home with the board.

Ms. Ruthven said that there had been a question regarding the existing accessory structures which are on the property. She said that the Town staff has determined that these are pre-existing non-conforming uses and can remain on the property.

Mr. Brand said that a draft resolution has been prepared for the board's consideration this evening for the approval of the Preliminary Site Plan with conditions. He said that the drawing is to be amended to show only one driveway access into the property off from County Road 8, and that a Traffic Impact Statement would be required to justify the continuation of a second driveway access which now exists off from County Road 8.

Mr. Bellis asked if Minister Rivera is okay with having only one driveway access. Minister Rivera said that the two driveways were there when he purchased the property, but that he does not wish to make this [application] more difficult, that he understands the comment regarding the driveway in the resolution, and that he will cover the second driveway with trees, or however the Town would like.

Mr. Hemminger said that the next step after this evening's approval of the Preliminary Site Plan would be for Minister Rivera's engineer to revise the preliminary drawings to address the conditions of preliminary approval, receive signatures, and then submit the Final Site Plan application. He encouraged Minister Rivera and his engineer to work with the Town staff.

There were no additional comments or questions on this application this evening.

■ A motion was made by MS. SOUSA, seconded by MR. VIETS, that the reading of the following resolution be waived, and that the resolution be approved as submitted by the Town staff:

**FARMINGTON PLANNING BOARD RESOLUTION  
PRELIMINARY SITE PLAN APPLICATION**

**PB #2026-0301**

**APPLICANT: Minister Samuel Rivera, 1495–1499 County Road 8,  
Farmington, N.Y. 14425**

**Mailing address: 11 Lorraine Drive, Shortsville, N.Y. 14548**

**ACTION: Preliminary Site Plan approval for the proposed construction  
of a single-family dwelling and related site improvement to be  
made on the above referenced property.**

**WHEREAS** the Town of Farmington Planning Board (hereinafter referred to as Planning Board) has received an application for the above referenced Action which consists of a proposed set of drawings prepared by Marks Engineering, P.C., entitled "New Residential Site Plan for Virtual Church Incorporated, 1495–1499 County Road 8," identified as Job #25-302. dated 02/06/2026, including a Cover Sheet and four drawings (EX-100,

C100, C500 and C501) showing the proposed single-family dwelling location on the site, related site design details and Part 1 of the Short Environmental Assessment Form (SEAF); and

**WHEREAS** the Planning Board has reviewed the criteria under 6NYCRR, Part 617.5 (c) of the State Environmental Quality Review (SEQR) Regulations, for determining the Classification associated with the above referenced Action; and,

**WHEREAS** the Planning Board finds that the granting of Preliminary Site Plan Approval for the construction of a single-family dwelling on an approved lot including the provision of necessary utility connections is classified as a Type II Action under 6 NYCRR, Parts 617.5 (c) (11) and (13) of Article 8 of the New York State Environmental Conservation Law (ECL); and

**WHEREAS** the Planning Board has received public input at tonight's meeting; and

**WHEREAS** the Planning Board and the applicant have considered the draft resolution prepared by the Town's Director of Planning and Development.

**NOW, THEREFORE, BE IT RESOLVED** that the Planning Board grants Preliminary Site Plan approval upon the above referenced drawings, with the following conditions:

1. The title of the drawings are to be amended to read . . . "Preliminary Site Plan, Minister Samuel Rivera, 1495 County Road 8, Farmington, New York 14425."
2. Preliminary Site Plan Approval is based upon the drawings prepared by Marks Engineering, identified as Job #25-302, dated 02/06/2026, Sheets EX100, C100, C500 and C501 which are to be further amended as contained in the resolution.
3. The Preliminary Site Plan drawing, C100, is to be amended to show only one driveway access to this single-family dwelling and to the existing accessory structures for which valid permits exist on this parcel of land. If a second driveway is to be considered as part of this preliminary site plan application then a Traffic Impact Statement will be required to justify the granting of a second point of access to this heavily traveled County Highway.
4. There is to be a General Note added to Sheet C100 that identifies prior to a Building Permit being issued for the proposed single-family dwelling the prevailing Town Park and Recreation Fee is to be paid.
5. The remaining concrete pads are to be removed prior to the issuance of a Certificate of Occupancy for the proposed single-family dwelling. A General Note to this effect is to be added to the drawing.
6. The remaining manufactured home is to be removed prior to the issuance of a Certificate of Occupancy for the proposed single-family dwelling. A General Note to this effect is to be added to the drawing.

**BE IT FURTHER RESOLVED** that once the above amendments are made to the identified drawings, including all Revision Boxes, then one paper copy and an electronic copy of the revised drawings are to be submitted to the Town Code Enforcement Officer for his review and acceptance. Upon accepting the revised drawings, the CEO shall contact the Town Water Superintendent and the Planning Board Chairperson to sign the revised set of Preliminary Site Plan drawings.

**BE IT FURTHER RESOLVED** that this Conditional Preliminary Site Plan Approval is valid for a period of 180 days from today and shall automatically expire if revised drawings have not been submitted to the Town Development Office and signatures affixed.

**BE IT FURTHER RESOLVED** that once Preliminary Site Plan drawings have been signed and filed in the Town Development Office, the Planning Board will then entertain an application for Final Site Plan Approval.

**BE IT FURTHER RESOLVED** that the requirement for the Planning Board determining the adequacy of the Final Site Plan drawings at a future meeting is hereby waived with the condition that such determination is to be made by Town Staff prior to scheduling an application for Final Site Plan Approval, at a future meeting.

**BE IT FINALLY RESOLVED** that a certified copy of this resolution is to be provided to the Applicant, the Applicant’s Engineer, Town Staff, Garrett Beisheim, EIT, Ontario County DPW and a copy filed with the Town Clerk’s Office.

The following vote on the above resolution was recorded in the meeting minutes:

Adrian Bellis	Aye
Timothy DeLucia	Aye
Edward Hemminger	Aye
Regina Sousa	Aye
Douglas Viets	Aye

Motion carried.

**6. NEW PRELIMINARY SITE PLAN**

**PB #2026-0304      New Preliminary Site Plan Application**

**Name:** Todd Enright, 10 Grove Street, Pittsford, N.Y. 14534; on behalf of Christopher Lowenguth, 408 Lake Road, Webster, N.Y. 14580, owner of property at 0000 County Road 28.

**Location:** 0000 County Road 28; vacant lot located adjacent south of the Wayne County/Town of Macedon boundary line; Tax Map #10.00-1-77.100.

**Zoning District:** A-80 Agricultural District

**Request:** Preliminary Site Plan approval, schedule a Public Hearing, and give notice to the Macedon Town Clerk, to allow for the construction of a new single-family residence on a vacant lot; site improvements include grading, drainage, utilities and a new on-site wastewater treatment system.

On March 27, 2026, the Planning Board's draft resolution for this evening's consideration was sent via email to the applicant Mr. Enright, to the owner Mr. Lowenguth, and to Mr. Marks of Marks Engineering.

This application was presented by the applicant's contractor Joe Vinci, of Vinci Construction, LLC.

He said that the applicant plans to construct a new 1,600-square-foot single-family home with a walk-out basement, and that the home would be put up for sale upon completion.

Mr. Brand said that this application is Type II action under the State Environmental Quality Review (SEQR) regulations and that it is exempt from a review by the Ontario County Planning Board. But Mr. Brand said that the application requires a referral to the Town of Macedon because of the proximity of the property to the Macedon town boundary, and that the Planning Board must schedule a Public Hearing for the opportunity of the Town of Macedon, and others, to provide comments on the application.

Mr. Hemminger said that the draft resolution which has been prepared by the Town staff for the board's consideration this evening includes the provision of a Public Hearing to be held on May 6, 2026.

There were no additional comments or questions on this application this evening.

■ A motion was made by MR. DELUCIA, seconded by MR. VIETS, that the reading of the following resolution be waived, and that the resolution be approved as submitted by the Town staff:

**FARMINGTON PLANNING BOARD RESOLUTION  
PRELIMINARY SITE PLAN APPLICATION  
DETERMINATION TO ACCEPT FOR FORMAL REVIEW**

**PB #2026-0304**

**Applicant:** **Todd Enright, 10 Grove Street, Pittsford, N.Y. 14534; on behalf of Christopher Lowenguth, 408 Lake Road, Webster, N.Y. 14580, owner of property at 0000 County Road 28.**

**Action:** Findings and a determination to accept an application for Preliminary Site Plan approval, schedule a Public Hearing, and give notice to the Macedon Town Clerk, to allow for the construction of a new single-family residence on a vacant lot located on County Road 28, Tax Map #10.00-1-77.100, adjacent south of the Wayne County/Town of Macedon boundary line. Site improvements include grading, drainage, utilities and a new on-site wastewater treatment system.

**WHEREAS** the Town of Farmington Planning Board (hereinafter referred to as Planning Board) has received the above referenced application which consists of a set of drawings prepared by Marks Engineering, entitled “New Residence Site Plan for Todd Enright, Lot-1 Stahl Subdivision, County Road 28,” Job No. 26-026, dated 02/23/2026, and comprised of Sheets C100, C500 and C501; and

**WHEREAS** the Planning Board has reviewed the criteria under 6NYCRR, Parts 617.4 and 617.5 of the State Environmental Quality Review (SEQR) Regulations, for determining the classification associated with the above referenced Action; and

**NOW, THEREFORE BE IT RESOLVED** that the Planning Board determines that the application is adequate to accept for public review and Board’s consideration on the above reference Action.

**BE IT FURTHER RESOLVED** that the Planning Board classifies the proposed Action under the State Environmental Quality Review (SEQR) Regulations as a Type II Action [§617.5 (c) (11) and (13)] and that Type II actions are not subject to review under SEQR.

**BE IT FURTHER RESOLVED** that the Planning Board determines that the proposed Action is classified as an Exempt Action by the Ontario County Planning Board’s Bylaws and the Town is, therefore, not required to submit a referral for its review and recommendation under the provisions of Sections 239-l, -m and -nn of the New York State General Municipal Law.

**BE IT FURTHER RESOLVED** that the Planning Board does hereby schedule a Public Hearing to be held upon this Preliminary Site Plan application to begin at 7:00 p.m., on Wednesday May 6, 2026.

**BE IT FINALLY RESOLVED** that the Planning Board directs Town Staff to prepare a Legal Notice for said Public Hearing, to publish said notice in the Town’s Official Newspaper, to post said notice on the Town Hall Bulletin Board and the Town’s Website, and to post the property along the adjacent public highways in accordance with established Town procedures.

**BE IT FINALLY RESOLVED** that certified copies of this resolution are to be sent to the Applicant Todd Enright, 10 Grove Street, Pittsford, N.Y. 14534 (toddenrightremax@gmail.com); the Applicant’s Engineer Marks Engineering, 4303 Routes 5 & 20, Canan-

daigua, N.Y. 14424 (ltidd@ marksengineering.com); the owner Christopher Lowenguth, 408 Lake Road, Webster, N.Y. 14580; Macedon Town Clerk Karrie Bowers, 32 West Main Street, Macedon, N.Y. 14502 (townclerk@ macedontown.gov); Town staff; the Town Engineer and filed with the Town Development Office.

The following vote on the above resolution was recorded in the meeting minutes:

Adrian Bellis	Aye
Timothy DeLucia	Aye
Edward Hemminger	Aye
Regina Sousa	Aye
Douglas Viets	Aye

Motion carried.

**7. NEW FINAL SITE PLAN**

**PB #2026-0305**      New Final Site Plan Application

**Name:**                    Scott DeHollander, DeHollander Design, Inc., 7346 Dryer Road, Victor, N.Y. 14564; representing owner John Graziose, Gerber Homes and Additions, 1260 Ridge Road, Ontario, N.Y. 14519

**Location:**                Lot #2 of the Scout Plains Subdivision, 471 County Road 8, Tax Map #9.03-1-6.200

**Zoning District:**      A-80 Agricultural District

**Request:**                Request for Final Site Plan approval for the construction of a single-family dwelling on Lot #R-2 of the Scout Plains Subdivision Tract (Tax Map Account #9.03-1-6200), located along the east side of County Road 8 north of Holtz Road.

On February 18, 2026, the Planning Board approved the Preliminary Site Plan for this application, with conditions.

On March 27, 2026, the Planning Board’s draft resolution for this evening’s consideration was sent via email to the applicant Scott DeHollander and to the builder John Graziose of Gerber Homes and Additions.

Mr. DeHollander, or a representative, did not attend the meeting either in person in the meeting room or on the remote video conference.

Mr. Brand said that the board may wish to continue this application to the next meeting due to the absence of the applicant or a representative. Mr. Hemminger proposed that the applica-

tion be laid over to the next meeting on April 15, 2026. There were no objections to this from Planning Board members.

*(Clerk's Note: Mr. DeHollander sent an email on April 2, 2026, apologizing for his absence and also asking that the application be continued to April 15, 2026.)*

There were no additional comments or questions on this application this evening.

## 8. OTHER BOARD ACTIONS

### A. Farmbrook Subdivision, Phases 7A and 7B: Partial Letter of Credit Release #4:

■ A motion was made by MS. SOUSA, seconded by MR. BELLIS, that the reading of the following resolution be waived, and that the resolution be approved as submitted by the Town staff:

**TOWN OF FARMINGTON PLANNING BOARD RESOLUTION  
PARTIAL LETTER OF CREDIT RELEASE #4  
FARMBROOK SUBDIVISION, PHASES 7A AND 7B**

**PB #0301-24**

**WHEREAS**, the Town of Farmington Planning Board (hereinafter referred to as Planning Board) has received a request from the Town's Director of Planning & Development, dated March 27, 2026, for a Planning Board recommendation whether to recommend to the Town Board the fourth partial release of funds (Release #4) from the established Letter of Credit for the above referenced Project; and

**WHEREAS**, Lance S. Brabant, CPESC, MRB Group, D.P.C., the Town Engineers, in a letter dated March 17, 2026, recommends a partial release of funds (Release #4) from the Letter of Credit for the above referenced project; and

**WHEREAS**, the Town Engineer's recommendation has been coordinated with David Orians, Town Construction Inspector, and is based upon the Applicant's Estimate of Values for the approved site improvements to be dedicated to the Town; and

**WHEREAS**, Appendix Form G-2.0 has been completed and submitted identifying the balance remaining after this partial release has been approved by the Town Board; and

**WHEREAS**, the Town Clerk has verified the amount remaining in the Letter of Credit after this fourth partial release of surety is correct; and

**WHEREAS**, under the provisions of Chapter 144, Section 32. F. of the Farmington Town Code, the Planning Board is to render a recommendation to the Town Board

whether to honor the requested partial release of funds (Release #4) from the established Letter of Credit for approved site improvements.

**NOW, THEREFORE, BE IT RESOLVED** that the Planning Board, after having reviewed the file on this project and the recommendations from the Town Director of Planning & Development, the Town Construction Inspector and the Town Engineer, does hereby recommend that the Town Board take formal action to approve the requested partial release (Release #4) from the letter of credit in the total amount of \$222,963.46.

**BE IT FURTHER RESOLVED** that certified copies of this resolution are to be provided to: Peter Ingalsbe, Town Supervisor; Marcy Daniels, Confidential Secretary to the Town Supervisor; Michelle Finley, Town Clerk; Sean Murphy, Town Highway Superintendent; Aaron Bissell, Town Water & Sewer Superintendent; David Orians, Town Construction Inspector; Cadin Lloyd, Town Code Enforcement Officer; Paula Ruthven, Town Zoning Enforcement Officer; Ronald Brand, Town Director of Planning and Development; and Lance S. Brabant, CPESC, MRB Group, D.P.C., the Town Engineers.

**BE IT FURTHER RESOLVED** that the Town Clerk is hereby directed to notify the Applicant, Brian Mahoney, Partner, Canandaigua Development Company, LLC, by electronic mail to bmahoney@mahoneybrenner.com and by U.S. Mailing, to Brian Mahoney, Partner, Mahoney Brenner LLP, 290 West Main Street, Victor, N.Y. 14564, providing a certified copy of this resolution.

The following vote on the above resolution was recorded in the meeting minutes:

Adrian Bellis	Aye
Timothy DeLucia	Aye
Edward Hemminger	Aye
Regina Sousa	Aye
Douglas Viets	Aye

Motion carried.

**B. Farmington Planning Board SEQR Coordinated Review Comments to the Victor Planning Board regarding the proposed Timberview Estates Subdivision in the Town of Victor, N.Y.**

**Name:** Polidori & Ferri Custom Homes, P.O. Box 406, Victor, N.Y. 14564 (Timberview Estates Subdivision Tract)

**Location:** 74.5 acres in the Town of Victor, N.Y., approximately 1,250 feet south of Bortle Road.

**Request:** Original request in March 2025: Development of 74.5 acres of land in the Town of Victor into 27 single-family lots with proposed access at two locations off from Cline Road in the Town of Farmington, with 24 of the lots within the Town of Victor and three (3) lots within the Town of Farmington.

On April 2, 2025, the Farmington Planning Board issued a response to the Victor Planning Board regarding the original proposal (see Farmington Planning Board minutes, April 2, 2025, pp. 26–30).

Mr. Brand said that the Victor Planning Board did not approve the original 2025 application and that the applicant has now revised the plans to create 10 single-family lots to be served by two private roads which will both connect to Cline Road in the Town of Farmington.

He said that the Victor Planning Board has identified the Farmington Planning Board as an Involved Agency in the State Environmental Quality Review (SEQR) coordinated review for the revised application, and has requested the Farmington Planning Board's comments. Mr. Brand said that the Town staff has contacted the Farmington Town Attorney and that there are additional issues to be discussed prior to the submission of comments from the Farmington Planning Board to the Victor Planning Board.

Mr. Murphy said that the revised plan proposes two roads—one on the Farmington side of Cline Road with five houses, and one off from Cline Road on the Victor side with five houses. He said that the applicant proposes private roads (not dedicated to the Town) to be maintained by a homeowners' association (HOA). Mr. Murphy said that he has asked for more information regarding who will maintain and plow the HOA private road [if the Town of Farmington should receive questions or complaints regarding this maintenance].

Mr. Hemminger said that the 2025 plan included more lots with some of them to be located in Farmington. He said that the revised plan includes no lots in Farmington but with portions of the HOA access roads coming across Farmington property.

Mr. Hemminger said that the Farmington Town staff and Town Attorney require additional time prior to the Planning Board's determination of what will occur on Farmington land. He said that this may come to a point for the involvement of the Farmington Town Board, as well, before the Planning Board can comment upon the revised Victor application.

Mr. Brand also said that the Planning Board cannot make a recommendation to Victor which is based solely upon a Sketch Plan.

Mr. Murphy said that vehicle sight distances on Cline Road have been moved as far to the east as possible without crossing the Town boundary lines, and that perhaps “Blind Drive” signs in both directions on Cline Road may be necessary.

Mr. Hemminger requested that Mr. Brand draft a letter to the Victor Planning Board, to be signed by Mr. Hemminger, that the Farmington Planning Board is not ready to provide comments on this application until additional review is made by the Farmington Town Attorney. There were no objections to this by the Planning Board members.

**C. Response to the Town of Canandaigua Town Board:**

**Name:** David Genecco/Diamond Acres Planned Unit Development

**Location:** Approximately 75 acres located in the Town of Canandaigua between Purdy Road and Canandaigua–Farmington Town Line Road.

**Zoning:** AR-2, CC, R-1-20

**Request:** Rezoning of properties in the Town of Canandaigua to a Planned Unit Development (PUD) district.

The Town of Canandaigua Planning Board has received a Sketch Plan Application to initiate discussion regarding the proposed rezoning of approximately 75 acres located in the Town of Canandaigua between Purdy Road and Canandaigua–Farmington Town Line Road for the Diamond Acres Planned Unit Development. The parcels are currently zoned AR-2, CC and R-1-20. The applicant is proposing to rezone the properties to a Planned Unit Development (PUD) district.

The Town of Canandaigua has requested the Town of Farmington’s review and comments regarding this application by April 17, 2026.

Mr. Brand said that this will be included as a Planning Board agenda item for discussion at the next meeting on April 15, 2026.

**9. OPEN DISCUSSION**

***Director of Planning and Development:***

Mr. Brand provided the following information:

- The Farmington application for the Ontario County Infrastructure Grant has been selected by Ontario County from among the applications of several municipalities for

submission for funding consideration by Empire State Development. Mr. Brand said that we will now see the results of this submission. He extended thanks to Thomas Harvey of Ontario County who assisted in providing details on the criteria required by the State.

If approved by the State, the first phase would reroute the sanitary sewer force main from Pump Station #1 at Finger Lakes Gaming & Racetrack to Beaver Creek Road, where it connects to a gravity sewer west of Beaver Creek Road, that continues into the town of Victor ending at the Sewer Treatment Plant on McMahan Road. The new force main will be constructed from Pump Station #1 and connect to the sewer interceptor line crossing underneath Beaver Creek, which has higher capacity.

The second phase proposes the installation of a short section of sewer line parallel to an existing sewer line along Mertensia Road, near Pheasants Crossing. This phase is needed to provide greater capacity for the remaining three sections of townhomes at the Monarch Manor development and for new projects under consideration in the northwestern portion of the Town of Canandaigua.

The third phase of the grant would provide funds for the replacement of pumps and electrical components at Pump Station No. 1.

Letters in support of Farmington's application were submitted from McDonald's Restaurant, Finger Lakes Gaming & Racetrack, and 10 others. Mr. Brand said that Farmington's application shows strong support for funding as it meets the strategies for regional economic development.

- Two solar projects in the Town are ready to move forward. These include the New Energy Equity (Ontario CSG 1, LLC, Solar Project, Lynn T. Fish Farm, 4494 Mt. Payne Road, PB #2025-0501 and PB #2025-0502); and Dimension Energy (Farmington NY CSG 1, LLC, Community Solar Project, 5601 State Route 96).
- The Town Board will hold a Public Hearing on April 14, 2026, to consider a moratorium on the construction of accessory structures.
- A new chapter of the Town Code is being prepared on the use of e-bikes, e-scooters, mopeds, motorbikes, golf carts, etc., within the Town. Mr. Brand said that he has been working with the Ontario County Sheriff's Office and the New York State Police Troop E to avoid having the proposed new Town regulations conflict with the State's Motor Vehicle Laws. He said that this proposal is in response to residents' concerns about the use of these types of vehicles on public sidewalks, trails and parklands.
- There was a question regarding an area variance of eight (8) inches for a new home, where the home encroached upon a 10-foot setback. The Zoning Board of Appeals granted the variance with a condition of approval that the Final Site Plan must be amended to identify the 8-inch variance and the approval date. Ms. Ruthven said that

an updated survey has been submitted. Mr. Brand said that he will review the survey to determine if it is acceptable.

***Highway Superintendent:***

Mr. Murphy provided the following information:

- Work on the new topsoil storage facility is on hold pending a decision by the New York State Department of Environmental Conservation (DEC) regarding an informational wetland. Mr. Murphy said that the site of this proposed facility is not a regulated wetland of any kind and that DEC had given the okay to build there, but that a new State wetland map became effective on January 1st which has placed the project on pause until further notice.
- Stone and oil road projects are planned this year on Collett Road from Hook Road to County Road 8, on New Michigan Road from County Road 41 to Canandaigua–Farmington Town Line Road, and on Crowley Road from Hook Road to Brownsville Road. Mr. Murphy said that he would like the workdays on New Michigan Road to be scheduled prior to 6:00 a.m. to avoid traffic back-ups at the New Michigan Road/County Road 41 intersection.
- Mill and fill road projects are planned on Collett Road from State Route 332 to Mertensia Road, and on Collett Road from State Route 332 to Hook Road. Road core samples will be made to determine this type of improvement on several other roads.
- The 2026 Town Spring Clean-up will be held on May 7, 8 and 9. Shredding will be available in the mornings.

***Town Engineer:***

Mr. Sowinski said that MRB Group is working with the Building Department on completion of the annual reports, and that updates to the Site Design Criteria will be submitted at the Project Review Committee meeting tomorrow (April 2, 2026).

***Planning Board Members:***

Mr. Bellis asked about the preparation of the Planning Board response to the Town of Canandaigua referral of the Diamond Acres Planned Unit Development (*see above*, p. 28). Mr. Hemminger said that this will be discussed at the next Planning Board meeting on April 15, 2026, to meet the Town of Canandaigua deadline for responses on April 17, 2026. Mr. Murphy expressed concern about the increase in traffic which would be expected to occur, especially at the New Michigan Road/County Road 41 corner. Mr. Hemminger said

that an expected required traffic study probably would not indicate any problems. Mr. Murphy said that if a traffic signal at that corner were to be considered, it would have to be synchronized with a second traffic signal at the nearby corner of County Road 41 and Mertensia Road.

## 10. PUBLIC COMMENTS

None.

## 11. TRAINING OPPORTUNITIES

### ■ MRB Group/Hancock Estabrook 2026 Municipal Bootcamp Trainings:

For information: [eric.hankin@mrbgrou.com](mailto:eric.hankin@mrbgrou.com)

To register: <https://mrbgrou.com/bootcamp>

#### Session #4: April 23, 2026

Soaking Up the Sun: Solar and Battery Storage and the Local Review Process  
6:00 p.m.–7:00 p.m.

#### Session #5: May 28, 2026

Water, Water Everywhere: The Impact of Wetlands on Development  
6:00 p.m.–7:00 p.m.

#### Session #6: June 25, 2026

Zoning Board Basics: Roles of the Zoning Board in Community Development  
6:00 p.m. to 7:00 p.m.

#### Session #7: July 23, 2026

Growing Intentionally: The Role of Local Leadership in Attracting Investment and Economic Development  
6:00 p.m.–7:00 p.m.

#### Session #8: September 24, 2026

A Storm Is Brewing: How Development Review Addresses Stormwater Management and Water Quality  
6:00 p.m.–7:00 p.m.

#### Session #9: October 22, 2026

Funding Your Priorities: Developing and Managing Competitive Grant Applications  
6:00 p.m.–7:00 p.m.

#### Session #10: December 17, 2026

Santa's Naughty and Nice List: The Best and Worst of 2026  
6:00 p.m.–7:00 p.m.

### ■ New York Planning Federation Professional Training Programs Recorded Webinars:

For information: (518) 512-5270 or [nypf@nypf.org](mailto:nypf@nypf.org)

**New York Planning Federation 2026 Annual Conference:**

The Otesaga Resort Hotel, 60 Lake Street, Cooperstown, N.Y. 13326-1042

April 19–21, 2026

For information: (518) 512-5270 or [nypf@nypf.org](mailto:nypf@nypf.org)

■ **General Code e-Code**

Daily drop-in lunchtime training Q&A sessions plus webinars in several categories.

Information: <https://www.generalcode.com/training/>

■ **Future Training Opportunities Online:**

Ontario County Planning Department website now lists upcoming training:

<https://www.co.ontario.ny.us/192/Training>

**12. ADJOURNMENT**

■ A motion was made by MR. BELLIS, seconded by MS. SOUSA, that the meeting be adjourned.

Motion carried by voice vote.

The meeting was adjourned at 7:50 p.m.

The next regular meeting of the Planning Board will be held on April 15, 2026, at 7:00 p.m., at the Farmington Town Hall, 1000 County Road 8, Farmington, N.Y. 14425.

This meeting will also be available via remote video conference.

Following the meeting, the front doors of the Town Hall were locked.

Respectfully submitted,

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John M. Robortella, L.S.  
Farmington Planning Board Clerk