

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, February 4, 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.

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

Staff Present:
Lance S. Brabant, CPESC, Town of Farmington Engineer, MRB Group, D.P.C.
Ronald L. Brand, Town of Farmington Director of Development and Planning
Paula Ruthven, Town of Farmington Zoning Officer

Attending:
Douglas Payne, 1523 County Road 8, Farmington, N.Y. 14425
Michael Phillips—**R**
Joe Trabold, Associate Engineer III, MRB Group, D.P.C., The Culver Road Armory,
145 Culver Road, Suite 160, Rochester, N.Y. 14620
Kenneth Walton, representing the Farmington Volunteer Fire Association, 257 Rausler Road,
Farmington, N.Y. 14425

1. APPROVAL OF MINUTES

Minutes of January 21, 2026:

■ A motion was made by MR. VIETS, seconded by MR. DELUCIA, that the minutes of the Planning Board Meeting of January 21, 2026, be approved.

Motion carried by voice vote.

2. LEGAL NOTICE

None.

3. NEW FINAL TWO-LOT SUBDIVISION:

PB #2026-0103 Final Two-Lot Subdivision Application

Name: Douglas Payne, 1523 County Road 8, Farmington, N.Y. 14425, on behalf of the Estate of George E. Payne, 1475 County Road 8, Farmington, N.Y. 14425, owner of property at 1523 County Road 8.

Location: 1523 County Road 8; Tax Account #42.00-1-41.000

Zoning District: A-80 Agricultural

Request: Final Two-Lot Subdivision plat approval for property located at 1523 County Road 8, Farmington, N.Y. 14425. The project proposes to subdivide Tax Map Account 42.00-1-41.000, creating Lot #1 to be comprised of 10.52 acres with an existing single-family dwelling and accessory buildings, and Lot 32 to be comprised of approximately 168 acres to remain in agricultural production, both lots to be located along the east side of County Road 8.

The discussion and consideration of the applications of Mr. Payne (PB #2026-0103 and PB #2026-0104) were held concurrently.

On November 24, 2025, the Zoning Board of Appeals (ZBA) approved the applicant’s area variance to allow relief from the minimum front setback requirement of 60 feet in the A-80 Agricultural District (ZB #2025-1101). The applicant requested the area variance for a pre-existing building that is set back 45.5 feet from the Front Lot Line.

On December 3, 2025, the Planning Board determined that the Preliminary Subdivision application (PB #2025-1103) was complete and scheduled the Public Hearing for December 17, 2025

On December 17, 2025, the Public Hearing was held and the Preliminary Two-Lot Sub-division application was approved with conditions.

On January 28, 2026, the Planning Board’s draft resolutions for this evening’s consideration were sent via email to the applicant Douglas Payne and to his consulting engineer’s office Marks Engineering (Brennan Marks, P.E., and Lindsey Tidd).

Mr. Payne attended in the meeting room.

Mr. Brand said that the Town staff is good to go on these applications and that draft resolutions have been prepared for the board’s consideration this evening.

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

■ A motion was made by MR. DELUCIA, seconded by MS. SOUSA, 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**

PB #2026-0103

APPLICANT: Douglas Payne, 1523 County Road 8, Farmington, N.Y. 14425

ACTION: Final Two-Lot Subdivision Plat approval with conditions of Tax Map Account 42.00-1-41.000, located at 1523 County Road 8.

WHEREAS the Town of Farmington Planning Board (hereinafter referred to as Planning Board) has tonight conducted a public meeting upon the above referenced Action; and

WHEREAS the Planning Board has considered the testimony received at tonight’s public meeting; and

WHEREAS the Planning Board has tonight, by voice vote, closed the public meeting upon the above referenced Action.

NOW, THEREFORE, BE IT RESOLVED that the Planning Board does hereby approve the Final Two-Lot Subdivision with the following condition:

- (a) Approval is based upon a Final Two-Lot Subdivision Plat entitled “Lots No. 1 & No. 2, George E. Payne Subdivision of Lands,” prepared by David M. Parrinello, Licensed Land Surveyor, having a revised date 12/18/2025, Freeland–Parrinello, Land Surveyors, for the Tax Map Account 42.00-1-41.000; and

BE IT FURHTER RESOLVED that Final Subdivision Plat Approval shall automatically expire within 180 days from today unless said final plat drawing has been signed by the Planning Board Chairperson.

BE IT FURTHER RESOLVED that once the Final Plat Map has been signed and dated by the Town Planning Board Chairperson, then the Applicant must submit the required plat maps for filing in the office of the Ontario County Clerk within 62 days of the date of signing or the plat map will need to be resigned and redated by the Planning Board Chairperson.

BE IT FINALLY RESOLVED that certified copies of this resolution are to be sent to the applicant Douglas Payne, 1523 County Road 8, Farmington, N.Y. (dspayne@country-max.com); the applicant’s Land Surveyor David M. Parrinello, at Marks Engineering, P.C., 4303 Routes 5 & 20, Canandaigua, N.Y. 14424 (bmarks@marks-engineering.com); Garrett Beisheim, Jr. Eng., Ontario County Department of Public Works, (Garrett.Beisheim@ontariocountyny.gov); Farmington Town Staff; the Farmington Town Engineer; and a copy 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.

4. NEW FINAL TWO-LOT SUBDIVISION

PB #2026-0104 Final Two-Lot Subdivision Application

Name: Douglas Payne, 1523 County Road 8, Farmington, N.Y. 14425, on behalf of the Estate of George E. and Avis P. Payne, 1475 County Road 8, Farmington, N.Y. 14425, owner of property at 1576 County Road 8.

Location: 1523 County Road 8; Tax Account #42.00-1-41.000

Zoning District: RR-80 Rural Residential

Request: Final Two-Lot Subdivision plat approval for property located at 1576 County Road 8, Farmington, N.Y. 14425. The project proposes to subdivide Tax Map Account 42.00-1-39.000, creating Lot #1 to be comprised of 10.447 acres with an existing single-

family dwelling and accessory buildings, and Lot #2 to be comprised of approximately 68 acres to remain in agricultural production, both lots to be located along the west side of County Road 8. The property is zoned RR-80 Rural Residential District.

The discussion and consideration of the applications of Mr. Payne (PB #2026-0103 and PB #2026-0104) were held concurrently.

On November 24, 2025, the Zoning Board of Appeals (ZBA) approved the applicant’s area variance to allow relief from the minimum front setback requirement of 60 feet in the RR-80 Rural Residential District. The applicant requested an area variance for a pre-existing building that is setback 51.9 feet from the Front Lot Line.

On December 3, 2025, the Planning Board determined that the Preliminary Subdivision application (PB #2025-1104) was complete and scheduled the Public Hearing for December 17, 2025

On December 17, 2025, the Public Hearing was closed and the Preliminary Two-Lot Subdivision application was approved with conditions.

On January 28, 2026, the Planning Board’s draft resolutions for this evening’s consideration were sent via email to the applicants Douglas Payne and to his consulting engineer’s office Marks Engineering (Brennan Marks, P.E., and Lindsey Tidd).

Mr. Payne attended in the meeting room.

(See PB #2026-0103, above, for the discussion and consideration of this application.)

■ 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**

PB #2026-0104

APPLICANT: Douglas Payne, 1523 County Road 8, Farmington, N.Y. 14425

ACTION: Final Two-Lot Subdivision Plat approval with conditions of Tax Map Account 42.00-1-39.000, located at 1576 County Road 8.

WHEREAS the Town of Farmington Planning Board (hereinafter referred to as Planning Board) has tonight conducted a public meeting upon the above referenced Action; and

WHEREAS the Planning Board has considered the testimony received at tonight’s public meeting; and

WHEREAS the Planning Board has tonight, by voice vote, closed the public meeting upon the above referenced Action.

NOW, THEREFORE, BE IT RESOLVED that the Planning Board does hereby approve the Final Two-Lot Subdivision with the following condition:

- (a) Approval is based upon a Final Two-Lot Subdivision Plat entitled “Lots No. 1 & No. 2, George E. Payne Subdivision of Lands,” prepared by David M. Parrinello, Licensed Land Surveyor, having a revision date 12/18/2025, Freeland–Parrinello, Land Surveyors, for the Tax Map Account 42.00-1-39.000.

BE IT FURHTER RESOLVED that Final Subdivision Plat Approval shall automatically expire within 180 days from today unless said amendment to the referenced Final plat drawing has been made and signed by the Planning Board Chairperson.

BE IT FURTHER RESOLVED that once the Final Plat Map has been signed and dated by the Town Planning Board Chairperson, then the Applicant must submit the required plat maps for filing in the office of the Ontario County Clerk within 62 days of the date of signing or the plat map will need to be resigned and redated by the Planning Board Chairperson.

BE IT FINALLY RESOLVED that certified copies of this resolution are to be sent to the applicant Douglas Payne, 1523 County Road 8, Farmington, N.Y. (dspayne@country-max.com); the applicant’s Land Surveyor David M. Parrinello, at Marks Engineering, P.C., 4303 Routes 5 & 20, Canandaigua, N.Y. 14424 (bmarks@marksengineering.com); Garrett Beisheim, Jr. Eng., Ontario County Department of Public Works (Garrett.Beisheim@ontariocountyny.gov); Farmington Town Staff; the Farmington Town Engineer; and a copy 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.

5. NEW DETERMINATION OF COMPLETE APPLICATIONS

PB #2026-0201 New Determination of Complete 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: Determination of complete Preliminary Site Plan application 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 New Determination of 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: Determination of complete Special Use Permit application 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.

Prior to the meeting, Mr. Brand submitted the following timeline for both the Preliminary Site Plan and Special Use Permit applications:

**Farmington Volunteer Fire Association, Station No. 2
Special Use Permit and Site Plan Applications—Timeline**

Friday, January 23, 2026

Application submitted to Town Development Office

Wednesday, February 4, 2026

Planning Board meeting where acceptance is made by the Board for starting the formal review of the Special Use Permit and Preliminary Site Plan Applications.

Thursday, February 5, 2026

Project Notification Review Letter and attachments are distributed for the Preliminary Site Plan and coordinated review under SEQR.

Wednesday, February 18, 2026

Referrals sent to County Planning Board for their March 11, 2026, meeting.

Thursday, March 5, 2026

Town Project Review Committee (PRC) meeting; review and comments.

Friday, March 6, 2026

30-day Coordinated Review and Public Review Period ends at Noon.

Wednesday, March 11, 2026

Ontario County Planning Board Meeting and Referral Recommendation.

Wednesday, March 18, 2026

Town Planning Board Meeting, Lead Agency designation. Public Hearings Open on both applications. Planning Board instructs Parts 2 and 3 Forms be prepared and submitted for review and acceptance. Public Hearings continued to Wednesday, April 1, 2026.

Wednesday, April 1, 2026

Town Planning Board Meeting, Parts 2 and 3 FEAFs acted upon. Determination of Significance Made. Decision made on Special Use Permit. Decision made on Preliminary Site Plan.

Thursday, April 2, 2026

Involved agencies notified of SEQR Compliance. Notice sent to DEC for publishing in ENB.

Wednesday, April 15, 2026

Determination published in ENB. SEQR Complete.

Wednesday, May 6, 2026

Town Planning Board Meeting. Final Site Plan Application acted upon.

Thursday, May 7, 2026

Town Project Review Committee (PRC) meeting; pre-construction meeting held.

Note: These dates are tentative and may be subject to change based upon agency comments, Town and County reviews and recommendations, and/or public comments made during public hearings. They also are dependent upon the applicant's engineers completing any changes required to the site plan drawings to enable timely sign-off by Town Officials. Please address any comments on this timeline to me.

—*Ronald L. Brand, Director of Planning and Development*
January 23, 2026

Prior to the meeting, Stephen Schultz, P.E., Senior Engineer, MRB Group, Rochester, N.Y., submitted the following information for both the Preliminary Site Plan and Special Use Permit applications:

The Farmington Volunteer Fire Association, Inc. has retained MRB Group to design an expansion to the existing Station #2 located at 1225 Hook Road within the Town of Farmington. The project parcel totals 4.90 acres, is identified as Tax #: 29.11-1-68.1, and is located on the northeast corner of the Hook Road and NY-96 intersection.

The existing 5,030-square-foot Station #2, constructed in 1974, has reached the end of its usable life and is in need of renovations to comply with updated safety and emergency facility standards set by the National Fire Protection Association, Americans with Disabilities Act, International Code Council, NYS Uniform Fire Prevention and Building Code (Uniform Code), and the NYS Energy Conservation Construction Code (Energy Code), in addition to providing adequate emergency services to the Town of Farmington. Approximately 3,830 square feet of the existing building is proposed to be renovated and remain with a 12,830-square-foot addition proposed to the south, for a total new floor area of 18,310 square feet (ground floor to approximately 16,660 square feet).

It will include a large apparatus garage with four pull-through bays, a dedicated decontamination suite, four bunk rooms for overnight stays, and a large community room for use by the Association and the public. The building will be one-story with an approximately 1,650-square-foot mez-

zanine above the apparatus bays approximately 32 feet high at the highest point.

The proposed site improvements include but are not limited to installation of separated driveways to safely delineate vehicle traffic between emergency service personnel and the public, dedicated parking spaces for First Responders, maximized public and volunteer parking, ADA parking spaces, a dedicated Mercy Flight landing zone, lighting and landscaping improvements, a dumpster enclosure, and sidewalks conveniently located around the building perimeter. The proposed site improvements incorporate considerations for future site items including an outdoor kitchen, equipment shed, EV car charging station as well as land banked parking.

The parcel is within the Residential Single-Family (R-1-10) Zone as well as within the Major Thoroughfare and Main Street Overlay Districts. No zoning variances are anticipated for this project as it complies with all building setback and zoning requirements. A summary of applicable zoning requirements can be found on sheet C-001: “General Notes.” The project requires a Special Use Permit to be allowed in the Residential Single-Family Zone as a “Public Building” per Town of Farmington Code. A copy of the Fire Association’s 501 C.3 Form is attached to this submission to certify it is in fact a “Public Building.”

The emergency service operations of Station #2 will generally remain the same following the proposed improvements. With the introduction of the proposed community space, there will be occasions where non-standard events or gatherings are hosted at Station #2. These non-standard events include but are not limited to blood drives, pancake breakfasts, fundraisers, public voting space, disaster relief center with temporary housing accommodations, and firefighter recruitment events. Following discussions with the Fire Association, it is anticipated that these non-standard events will occur at a frequency of two times per month to start, with an expected future increase in frequency to house additional community events.

As part of this application, MRB Group requests relief from several Town of Farmington Standard Design Guidelines, including a deviation from typical driveway spacing, streetlight installation on Hook Road, site signage, and building mounted signage. Please see a description of the requests as follows.

- In order to safely delineate vehicle traffic between emergency service personnel and the public, three separate driveways are proposed at less than the 150 feet suggested spacing. The northern driveway will be used by the public as a means of ingress and egress to the public parking area at the rear of the proposed building. As noted previously, public events are expected to occur at a frequency of two

times per month to start, therefore, this driveway will not see much use initially. The southern driveway will be an entrance only and used exclusively by emergency service personnel when responding to service calls. The center driveway will be an exit only for the fire apparatus and will be used exclusively by emergency service personnel. The delineation of these driveways is paramount to ensure safe vehicle traffic patterns on the site and to avoid a delay in fire response time. Shifting of the northern driveway any further south is not possible due to the reuse of the existing Station #2 building.

- The Main Street Overlay District's Streetscape Design Guidelines require streetlight poles at 70 feet maximum spacing along NY-96 and the Hook Road frontage, as well as street trees, a bench and trash receptacle along NY-96. The project proposes all of these streetscape features along NY-96 and only street trees along Hook Road, with no streetlights, benches or trash receptacles. It is our understanding that similar relief requests have been granted for past projects within the Main Street Overlay District, including Byrne Dairy & Deli, Meyer's Finger Lakes RV and the Auto Wash Car Wash at the intersection of NY-96 and Mertensia Road. These projects all include the required streetlights and streetscape features on NY-96 but did not install streetlights, benches or trash receptacles along their property frontage on Mertensia Road.
- The Fire Association has an existing wooden Station #2 sign on the property that they would like to refinish and reuse in the proposed project. The sign is classified as an existing non-conforming sign and is two square feet larger than the 20 square feet allowed by Town Code §165-42.B, non-commercial speech signs. The sign is proposed to be reinstalled to the north of its existing location and will be at least the required 15 feet from the property line on Hook Road. Ground mounted lights are proposed to illuminate the sign.
- Building mounted signage to identify the Fire Association is proposed on the Station #2 facade and will not comply with Town Code §165-42.B, non-commercial speech signs. The building mounted signs are proposed to be over the maximum allowed area of 20 square feet, and on more than the front façade. On the front façade facing Hook Road (west elevation) there will be two signs totaling 65 square feet and on the side façade facing NY-96 (south elevation) one sign with an area of 31 square feet. A Sign Site Plan has been included in the submission to illustrate the size and location of the proposed building mounted signage.

The proposed improvements at Station #2 would be a significant investment in the future of the Fire Association and would enable emergency services within the Town of Farmington to be maintained at a high level. Please let us know if you have any questions or require additional information.

—*Stephen Schultz, P.E., Senior Engineer, MRB Group*

On January 29, 2026, the Planning Board's draft resolutions for this evening's consideration were sent via email to the applicants Chief Dan Walton, President Carol Trapasso and Ken Walton of the Farmington Volunteer Fire Association; and to Bill Davis, Joe Trabold and Stephen Schultz of MRB Group, D.P.C.

Mr. Trabold presented these applications in the meeting room. Mr. Walton, who represented the Farmington Volunteer Fire Association, also attended in the meeting room.

Mr. Trabold reviewed the details of the construction project as provided by Mr. Schultz (*see above*).

Mr. Trabold said that the applicant is seeking the acceptance by the board that the applications are complete and ready for the formal review process. He discussed the existing fire station on the property which would be demolished and replaced with the new structure to the south of the current building. The plans were displayed on the video screens for viewing by those in the meeting room and the individual who attended via remote video conference.

Mr. Trabold described the proposed separate public and emergency traffic driveways on the site and said that a geothermal heating system is planned. He said that future site improvements include land-banked parking and a potential fifth vehicle bay if needed.

He said that the uses of the community room by the fire department personnel and the public may include blood drives, pancake breakfasts, public voting, membership recruiting and temporary disaster relief housing for up to 50 people.

Mr. Brand said that many concerns which have come about by Federal and State regulations for our firefighters have been driving the replacement of the current 50-year-old fire station, including the requirement of a decontamination suite (*see project description, above*).

Mr. Brand said that consideration of the new fire station has been a long-term project of the fire department which meets the needs of the community. He said that the Town staff is ready to move on the applications (Preliminary Site Plan and Special Use Permit) and to begin the State Environmental Quality Review (SEQR) Coordinated Review with the SEQR Involved Agencies. This will begin on February 5, 2026, and end on March 6, 2026. The identified 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

Ms. Ruthven said that the Town staff will refer the Preliminary Site Plan application to the Ontario County Planning Board for consideration at its meeting on March 11, 2026, followed by the opening of a formal Public Hearing before the Planning Board on March 18, 2026, at which time the board is also expected to declare its intent to be named as the SEQR Lead Agency for making the environmental determination of significance on this project.

Mr. Brand said that the Planning Board will be the only Involved Agency to consider the Special Use Permit application because approval of this permit is required only by the Planning Board.

Mr. Brabant said that this is an MRB Group engineering project and that MRB Group engineers and staff have worked closely with the fire department to conform with Town standards such as the requirements of the Main Street Overlay District (MSOD), the Major Thoroughfare Overlay District (MTOD), and dark-sky compliant lighting.

Mr. Brand said that representatives of the Ontario County engineer’s office will perform the engineering oversight services for the Town because of MRB Group is serving as the fire department’s consulting engineering firm. Mr. Hemminger asked if the County engineer will attend the Planning Board meetings at which this project will be considered. Mr. Brand said that a County representative would attend if the board determines this to be necessary.

Mr. Walton abstained from participating in the discussion this evening because he is a member of the fire department committee which has been planning this project and because he has been waiting 23 years for this project.

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

■ A motion was made by MR. BELLIS, 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 #2026-0201

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

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

Action: **Findings and a determination to accept an application for Preliminary Site Plan approval to allow 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.**

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 MRB Group, D.P.C., proposing the above referenced building renovation, expansion and related site improvements, identified as Project Number 3205.25001, issued January 2026, comprised of a total of 20 sheets of Civil, Architectural and Electrical drawings, identified as “Farmington Volunteer Fire Association, Inc., Station #2 Improvements,” a cover letter dated January 23, 2026, and a completed Part 1 Full Environmental Assessment Form for the project; 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

WHEREAS the Planning Board finds the proposed Action is not classified as either a Type I Action or a Type II Action and therefore, the Board finds the Action is classified as an Unlisted Action under the above referenced Parts of 6NYCRR of Article 8 of the New York State Environmental Conservation Law (ECL); and

WHEREAS the Planning Board finds the proposed Action is subject to the approvals of other involved agencies under SEQR; and

WHEREAS an Unlisted Action under SEQR, with one or more other Involved Agencies, requires a coordinated review and the establishment of a Lead Agency.

NOW, THEREFORE BE IT RESOLVED that the Planning Board makes the following determinations upon the above reference Action:

1. The proposed building expansion and related site improvements on the subject property involve a Public Building as is defined under Chapter 165, Article II, Section 10, Subsection E, of the Town of Farmington Town Code; and
2. The proposed use of the property is subject to the Planning Board granting a Special Use Permit for the Public Building as is provided for in §§165, Article IV, Sections 23 D. and 20 D. (2) of the Town of Farmington own Code; and

- 3. The proposed building renovation, expansion and related site improvements are subject to Preliminary and Final Site Plan approvals as required by Chapter 165, Article VI, Section 80 and Article VII, Sections 99 C. (1) and 100 of the Town of Farmington Town Code.

BE IT FURTHER RESOLVED be it further resolved that the Planning Board based upon its findings following review of the documents submitted with this Action classifies it as an Unlisted Action under the SEQR Regulations 6NYCRR Parts 617.4 and 617.5, an Action that is further subject to a coordinated review with other Involved Agencies; and

BE IT FURTHER RESOLVED that the Planning Board does hereby identify the other Involved Agencies as being the New York State Department of Transportation; the New York State Department of Environmental Conservation; the New York State Department of Health; the Town of Farmington Highway Superintendent; the Town of Farmington Water and Sewer Superintendent and the Planning Board.

BE IT FURTHER RESOLVED that the Planning Board does hereby establish a Coordinated Review Period, under the SEQR provisions, to commence on Thursday, February 5, 2026, and to end at noon on Friday March 6, 2026.

BE IT FURTHER RESOLVED that the Planning Board does hereby declare its intent to be designated as the Lead Agency under SEQR for the above referenced Action at its meeting on Wednesday March 18, 2026.

BE IT FURTHER RESOLVED that the Planning Board directs Town Staff to file a referral to the Ontario County Planning Board for its review and recommendation under the provisions of Sections 239-l and -m of the New York State General Municipal Law, to be acted upon at its meeting scheduled for Wednesday March 11, 2026.

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 March 18, 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 in two locations along adjacent public highways in accordance with established Town procedures.

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 MS. SOUSA, 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
SPECIAL USE PERMIT APPLICATION
DETERMINATION TO ACCEPT FOR FORMAL REVIEW**

PB #2026-0202

Applicant: Farmington Volunteer Fire Association, 1225 Hook Road,
Farmington, New York 14425

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

Action: Findings and a determination to accept an application for a Special Use Permit to allow for the expanded use of the property located at 1225 Hook Road as an enlarged fire station to be operated by the Farmington Volunteer Fire Association, involving related site improvements including the construction of a 12,830-square-foot addition to the Public Building addition, the renovation of approximately 3,830 square feet within the existing 5,030 square foot Fire Station #2 Building, for a total new floor area of 18,310 square feet for storing large fire apparatus in an enclosed garage with four pull-through bays, a dedicated decontamination suite, a new communications room, administrative offices, a new kitchen, four bunk rooms for overnight stays, and a large community room for use by the Association and the public.

WHEREAS the Town of Farmington Planning Board (hereinafter referred to as Planning Board) has received the above referenced application for a Special Use Permit, which is accompanied by the related application for Preliminary Site Plan approval (PB #2026-0201), as is further required by Chapter 165, Article VIII, Section 99 C. (1) of the Code of the Town of Farmington; and

WHEREAS the application for a Special Use Permit is accompanied with a cover letter dated January 23, 2026, from Stephen Schultz, P.E., MRB Group, D.P.C., the Applicant's Engineer, that identifies the need of this 50-year old Public Building to comply with updated safety and emergency facility standards set by the National Fire Protection Association, Americans with Disabilities Act, International Code Council, and the New York State Uniform Fire Prevention and Building Code, in addition to providing for adequate emergency services to the Town of Farmington, along with a completed Part 1 Full Environmental Assessment Form (FEAF); 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

WHEREAS the Planning Board finds the proposed Action is not classified as either a Type I Action or a Type II Action and therefore, the Board finds the Action is classified as an Unlisted Action under the above referenced Parts of 6NYCRR of Article 8 of the New York State Environmental Conservation Law (ECL); and

WHEREAS the Planning Board has earlier tonight established a coordinated review for the related preliminary site plan [File PB#2026-0201] and has declared its' intent to be designated as the lead agency; and

WHEREAS Chapter 165, Article VIII, Section 99 C. (1) of the Code of the Town of Farmington specifies that these two applications (PB #2026-0201 and PB #2026-0202) shall be subject to the same information submission requirements and shall follow one review and approval process as outlined in §165-100, including the application for site plan review and approval are to be considered during the Public Hearing on the related special use permit.

NOW, THEREFORE BE IT RESOLVED that the Planning Board makes the following determinations upon the above reference Action:

1. The proposed building expansion and related site improvements on the subject property involve a Public Building as is defined under Chapter 165, Article II, Section 10, Subsection E, of the Town of Farmington Town Code; and
2. The proposed use of the property is subject to the Planning Board granting a Special Use Permit for the Public Building as is provided for in §§165, Article IV, Sections 23 D. and 20 D. (2) of the Town of Farmington own Code; and
3. The proposed building renovation, expansion and related site improvements are subject to Preliminary and Final Site plan approvals as required by Chapter 165, Article VI, Section 80 and Article VII, Sections 99 C. (1) and 100 of the Town of Farmington Town Code.

BE IT FURTHER RESOLVED that the Planning Board based upon their findings above determines that the Action for the special use permit is not further subject to a coordinated review with other involved agencies, as the Planning Board determines the special use permit component of the Action to construct an expansion to the existing Public Building and related site improvements under SEQR is being addressed by the Planning Board's coordinated review for the related Preliminary Site Plan; and

BE IT FURTHER RESOLVED that the Planning Board directs Town Staff to file a referral for the requested special use permit to the Ontario County Planning Board for its review and recommendation under the provisions of Sections 239-1 and -m of the New

York State General Municipal Law, to be acted upon along with the related referral for preliminary site plan approval, at the County meeting scheduled for Wednesday March 11, 2026.

BE IT FURTHER RESOLVED that the Planning Board does hereby schedule a public hearing to be held simultaneously, upon the requested special use permit and related preliminary site plan applications (PB #2026-0201 and PB #2026-0202), to begin at 7:00 p.m., on Wednesday March 18, 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 in two locations along adjacent public highways in accordance with established Town procedures.

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 DETERMINATION OF COMPLETE APPLICATION

PB #2026-0203 New Determination of Preliminary 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: Determination of a complete Preliminary Site Plan application 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 January 29, 2026, the Planning Board’s draft resolution for this evening’s consideration were 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 this evening.

Mr. Brand said that this application is for the construction of a new single-family home on a deep lot which comes off from County Road 8 north of Holtz Road. He said that the application is not subject to a referral to the Ontario County Planning Board and is classified as a Type II Action under the State Environmental Quality Review (SEQR) regulations.

He said that the draft resolution which has been prepared for this evening’s meeting provides for the board’s consideration of the application at the next public meeting on February 18, 2026.

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

■ 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:

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

PB #2026-0203

**Applicant: DeHollander Design, Inc., 7346 Dryer Road,
Victor, N.Y. 14564-8708**

**Action: Findings and a determination to accept an application for
Preliminary Site Plan approval to allow for the construction of
a single-family dwelling on Lot #R-2 Scout Plains Subdivision
Tract, Tax Map Account 9.03-1-6.200, located along the east
side of County Road 8, north of Holtz Road.**

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 Scott DeHollander, P.E., DeHollander Design, Inc., for Gerber Homes and Additions to construct a single-family dwelling and related site improvements on the above referenced property; and

WHEREAS the information submitted consists of a set of three (3) drawings entitled “Preliminary Site Plan Lot#R-2 Scout Plains Subdivision Tract,” sheets 1, 2 and 3, Project No. 000125, dated 12/2025, and Part 1 of the State’s Short Environmental Assessment Form (SEAF); 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.

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 referenced 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 and -n of the New York State General Municipal Law.

BE IT FURTHER RESOLVED that the Planning Board does hereby schedule a public meeting to be held upon this preliminary site plan application to begin at 7:00 p.m., on Wednesday February 18, 2026.

BE IT FINALLY RESOLVED that the Planning Board directs Town Staff to prepare notice for said public meeting, 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 County Road 8 in accordance with established Town procedures.

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. OPEN DISCUSSION

Director of Planning and Development:

Mr. Brand provided the following information:

- A concept plan was received today for the tear-down and reconstruction of the McDonald's Restaurant, 6092 State Route 96. Mr. Brand said that this project will be discussed at the Project Review Committee meeting tomorrow (February 5, 2026), and that the reconstruction includes relocating the drive-through from the west side of the current building to the east side of the new building. He also said that the applicant's engineer is aware of the Major Thoroughfare Overlay District (MTOD) requirements.
- The State Environmental Quality Review (SEQR) 30-day coordinated review of the Farmington Meadows Incentive Zoning Project, which began on January 22, 2026, will end on February 20, 2026. Mr. Brand said that the Town has heard from the Ontario County Department of Public Works that it has no objections to the Planning Board's intent to be designated as the SEQR Lead Agency for making the environmental determination of significance on this project. Mr. Brand also said that the Town staff is working to calculate the fee schedule for the Overall Preliminary Subdivision Plat and the Site Plan for this application. The Public Hearing is scheduled to begin on March 4, 2026.
- The Town of Farmington will submit an application for this year's Ontario County Infrastructure Grant for funding of a three-phased sanitary sewer capacity improvement project. If approved, the first phase would reroute the sanitary sewer force main from Pump Station #1 at Finger Lakes Gaming & Racetrack and Beaver Creek Road, where it ties into a gravity sewer west of Beaver Creek Road, to a force main at the sewer interceptor line which has a higher capacity. The second phase proposes the installation of a sanitary short section of sewer line parallel to an existing line along Mertensia Road to provide greater capacity for the new sections of townhomes at the Monarch Manor development and for new projects 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.

Mr. Brand said that the Fairdale Meadows Subdivision application improves the Town's eligibility for the Ontario County Infrastructure Grant application. He said that additional funding would become available for municipalities with 10 proposed new single-family or multi-family dwelling units. The Fairdale Meadows project (PB #2025-1101) proposes 40 single-family homes at 5890 State Route 96 between Glen Carlyn Drive and Fairdale Glen, opposite Finger Lakes Gaming & Racetrack.

- Additional information has been submitted from the Ontario CSG 1, LLC Solar Project (New Energy Equity, Lynn T. Fish Farm, 4494 Mt. Payne Road). Mr. Brand said that this project will be discussed at the Project Review Committee meeting on February 5, 2026.
- Mr. Brand said that no new information has been submitted for the Dimension Energy (Farmington NY CSG 1, LLC) Community Solar Project which is proposed on approximately 50.5 acres at 5601 State Route 96. He said that the applicant is

taking core samples of the access road into the solar field trying to prove that it can comply with the Town Code and can accommodate fire and emergency vehicles.

- The Town is participating with the Ontario County Access Management Program. Labella Associates of Rochester, N.Y., is the engineering firm preparing the access management regulations for development along County roads.
- Mr. Brand said that that Town Construction Inspector Matt Heilmann will be leaving to take a position in the Town of Victor. He said that Mr. Heilmann will be missed.

Zoning Officer:

Ms. Ruthven said that the Preliminary Site Plan drawings for the Krossber Enterprises, LLC project (PB #2025-1102) which was approved by the board on December 17, 2025, are ready for signing. Mr. Hemminger said that these drawings will be signed by Mr. Viets who conducted the meetings at which this project was discussed after Mr. Hemminger had recused himself from this application. Mr. Brand said that he spoke with the Town Attorney who said that the signing of the final site plan drawings is an administrative action and does not involve any decision making by the Planning Board Chairperson. Mr. Hemminger said that he prefers that Mr. Viets, Vice-Chairperson of the Board and who conducted the meetings on this project, sign the plans.

Town Engineer:

Mr. Brabant said that MRB Group has completed the first round of updates to the Site Design and Criteria Manual. He said that he will review this at the Project Review Committee meeting tomorrow (February 5, 2026) and that additional updates are expected.

Mr. Brabant also said that the Town has been awarded a mapping grant for the Municipal Separate Storm Sewer (MS4) Program which will provide funding for the delineation of outfalls, catch basins and critical infrastructure. He said that mapping is a vital part of the MS4 Program and that these funds will offset some of the costs of inspections and certificates which are needed. Mr. Brabant said that he will begin meeting with Town staff this month to plan the work which can be completed with these funds.

Planning Board Members:

Mr. Hemminger asked Mr. Payne, who was still in attendance at the meeting, about the CountryMax Warehouse located on the southwest corner of Hook Road and Collett Road. Mr. Hemminger said that the Planning Board approval resolution for this building did not permit any outside storage except for under the canopy. Mr. Payne said that there is some

left-over lumber and steel which remains from the builder during construction and this will be cleaned up soon.

Mr. Hemminger also asked Mr. Payne about the trailers which are parked at the loading docks, which should only be there temporarily. Mr. Payne said that one of the trailers is a construction office and that one is used for construction material storage. He said that the third trailer is used by Federal Express and is changed daily. Mr. Payne said that Federal Express moves one out and then brings another one in. Mr. Bellis also said that they (Federal Express) move one trailer out and replaces it with another every day. Mr. Hemminger said that he just wanted to make sure of the uses on the property and that Town staff will not have to become involved with enforcement of the Planning Board's conditions.

8. PUBLIC COMMENTS

None.

9. TRAINING OPPORTUNITIES

■ MRB Group/Hancock Estabrook 2026 Municipal Bootcamp Trainings:

For information: eric.hankin@mrbgroup.com

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

Session #2: February 26, 2026

From Big to Small—The Big Picture: Developing and Implementing Comprehensive Plans
6:00 p.m.–7:00 p.m.

Session #3: March 26, 2026

Getting It Together: The Basics of Running a Meeting and the Open Meetings Law
6:00 p.m.–7:00 p.m.

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

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

■ 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>

10. ADJOURNMENT

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

Motion carried by voice vote.

The meeting was adjourned at 7:25 p.m.

The next regular meeting of the Planning Board will be held on February 18, 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 clerk locked the front doors of the Town Hall.

Respectfully submitted,

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