

# *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, March 18, 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—**R**  
Paula Ruthven, Town of Farmington Zoning Officer

**Attending:**  
Joe Ferreri, AIA, MRB Group, D.P.C., The Culver Road Armory, 145 Culver Road, Suite 160, Rochester, N.Y. 14620  
Joseph Hernandez, Farmington Volunteer Fire Association  
Robert Laviano, Farmington Country Plaza, Inc., 122 King Arthur’s Court, Rochester, N.Y. 14626  
Brennan Marks, P.E., Marks Engineering, 4303 Routes 5 & 20, Canandaigua, N.Y. 14424  
Edmund Martin, P.E., Passero Associates, 242 West Main Street, Suite 100, Rochester, N.Y. 14614  
Michael Montalto, Costich Engineering, 217 Lake Avenue, Rochester, N.Y. 14608

Aubrey O'Connor and Tyler Schwarz, 1236 Hook Road, Farmington, N.Y. 14425  
Scott Parker, Farmington Volunteer Fire Association  
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  
Chief Daniel Walton, Farmington Volunteer Fire Association  
Kenneth Walton, Farmington Volunteer Fire Association

## 1. APPROVAL OF MINUTES

### Minutes of March 4, 2026:

■ A motion was made by MR. BELLIS, seconded by MS. SOUSA, that the minutes of the Planning Board Meeting of March 4, 2026, be approved.

Motion carried by voice vote.

## 2. LEGAL NOTICE

The following Legal Notice was published in the Canandaigua *Daily Messenger* newspaper on March 11, 2026:

### LEGAL NOTICE

**NOTICE IS HEREBY GIVEN** that the Planning Board of the Town of Farmington will conduct a Public Hearing on the 18th day of March 2026, commencing at 7:00 p.m., in the Farmington Town Hall, Main Meeting Room, 1000 County Road 8, Farmington, N.Y. 14425 for the purpose of receiving testimony upon and considering the applications of:

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

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

By order of:

Ed Hemminger, Chairman, Town of Farmington Planning Board

**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 Hearing on these applications was opened on March 4, 2026.

On March 16, 2026, the Planning Board’s draft resolution for this evening’s consideration were sent via email to the applicant Jeff Cook; and to Shauncy Maloy and Edmund Martin of Passero Associates.

Mr. Hemminger reconvened the Public Hearing on these applications.

Mr. Martin of Passero Associates presented these applications.

In response to the Planning Board’s request at the previous meeting, Mr. Martin said that the delineation of the loading area, which will be located at the northeast corner of the senior citizen apartment building, was provided to the Planning Board today, and that the turning maneuver analysis which shows safe turning movements, as requested by the fire department, also was submitted today (*see* Attachments #08 and #09 to the Project Abstract).

Mr. Martin said that he has been in contact with the Town Engineer who has issued comments which are technical in nature and which will be addressed.

Mr. Brand said that draft resolutions have been prepared for the board's consideration this evening for the acceptance of the draft Full Environmental Assessment Forms Part 2 and Part 3, and for the State Environmental Quality Review (SEQR) determination of non-significance, for both applications.

Mr. Brand also acknowledged receipt of the hydraulic analysis of the project site which was prepared by MRB Group (*see* Attachment #07 to the Project Abstract), and the receipt of comments on the applications from the Ontario County Planning Board. He said that a draft resolution has been prepared for the board's consideration to continue the Public Hearing to April 1, 2026, to provide time for the Town staff to review the hydraulic report and County comments.

Mr. Brabant said that the MRB Group engineering comment letter was issued on February 16, 2026, and that he has been working with Mr. Martin on the technical comments. He also said that he is awaiting comments from the Town staff on the hydraulic report which will then be reported to Mr. Martin for updates, if needed, regarding the hydrology and pressure zones.

Farmington Fire Chief Daniel Walton said that the turning maneuver analysis drawing which was submitted to the Town does not have the same specifications of Farmington Truck #881, which is a 2000 Pierce Dash 100-foot aerial platform vehicle. He provided the following specifications for the truck:

Overall Length	47 feet-6 inches
Overall Height	11 feet-7 inches
Wheelbase	264 inches
Inside Turning Radius	25 feet-1 inch
Curb-to-Curb Turning Radius	41 feet
Wall-to-Wall Turning Radius	47 feet-7 inches

Mr. Martin said that the turning maneuver analysis drawing will be updated using the specifications which have been provided by Chief Walton.

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 question. There were no comments from those on the remote video conference.

Mr. Viets followed up on his comment at the previous meeting regarding the loading space in the proposed grocery/office building area of the site. He said that he would like to be sure that there would be adequate loading space for whatever the future use of the building would be, and he acknowledged that the commercial space is at the concept stage right now. Mr. Martin said that the details on this would be available at the Final Site Plan stage when a tenant is

retained. He requested that this comment be included on the final resolution of record and that it will be followed through at the Final Site Plan stage.

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

Mr. Hemminger asked Mr. Martin if he reviewed the draft resolutions which have been provided by the Town staff, and if he agreed with the conditions. Mr. Martin said yes.

■ 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:

**TOWN OF FARMINGTON PLANNING BOARD RESOLUTION  
FARMINGTON MEADOWS INCENTIVE ZONING PROJECT  
OVERALL PRELIMINARY SUBDIVISION PLAT  
ACCEPTANCE OF THE DRAFTS OF PARTS 2 AND 3  
OF THE FULL ENVIRONMENTAL ASSESSMENT FORMS**

**PB #2026-0101**

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

**ACTION: Lead Agency accepting drafts of Parts 2 and 3 of the Full Environmental Assessment Forms for the granting of Overall Preliminary Subdivision Plat approval for the proposed subdivision of land and related site improvements associated with the construction of the Farmington Meadows Incentive Zoning Project located on land (Tax Map Accounts 41.07-1-28.300 and 41.07-1-28.210) along the east side of State Route 332, between Meadowbrook Drive and County Road 41, and along the south side of County Road 41.**

**WHEREAS** the Town of Farmington Planning Board (hereinafter referred to as Board) is the designated Lead Agency for the above referenced Unlisted 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. 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:

**TOWN OF FARMINGTON PLANNING BOARD RESOLUTION  
FARMINGTON MEADOWS INCENTIVE ZONING PROJECT  
OVERALL PRELIMINARY SUBDIVISION PLAT  
SEQR DETERMINATION OF NON-SIGNIFICANCE**

**PB #2026-0101**

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

**ACTION: Determination of Significance, under the provisions of the State Environmental Quality Review (SEQR) Regulations, of the Overall Preliminary Subdivision Plat approval for the development of land (Tax Map Account Numbers 41.07-1-28.300 and 41.07-1-28.210 [65.1 acres] into ten (10) lots that comprise the mixed-use development of the Farmington Meadows Incentive Zoning Project.**

**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 is designated as the Lead Agency under SEQR Regulations 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 #21.0 of 2026); and

**WHEREAS**, the Board, has received and reviewed the Parts 2 and 3 of the Full Environmental Assessment Forms (FEAFs) for said Action, dated March 18, 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 does hereby accept Parts 1, 2 and 3 of the FEAF, for the above referenced Action.

**BE IT FURTHER 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  
FARMINGTON MEADOWS INCENTIVE ZONING PROJECT  
OVERALL PRELIMINARY SITE PLAN  
ACCEPTANCE OF THE DRAFTS OF PARTS 2 AND 3  
OF THE FULL ENVIRONMENTAL ASSESSMENT FORMS**

**PB #2026-0102**

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

**ACTION: Lead Agency accepting drafts of Parts 2 and 3 of the Full Environmental Assessment Forms for the granting of Overall Preliminary Site Plan approval for the proposed subdivision of land and related site improvements associated with the construction of the Farmington Meadows Incentive Zoning Project located on land (Tax Map Accounts 41.07-1-28.300 and 41.07-1-28.210) along the east side of State Route 332, between Meadowbrook Drive and County Road 41, and along the south side of County Road 41.**

**WHEREAS** the Town of Farmington Planning Board (hereinafter referred to as Board) is the designated Lead Agency for the above referenced Unlisted 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. 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  
 FARMINGTON MEADOWS INCENTIVE ZONING PROJECT  
 OVERALL PRELIMINARY SITE PLAN  
 SEQR DETERMINATION OF NON-SIGNIFICANCE**

**PB #2026-0102**

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

**ACTION: Determination of Significance, under the provisions of the State Environmental Quality Review (SEQR) Regulations, of the Overall Preliminary Site Plan approval for the development of land (Tax Map Account Numbers 41.07-1-28.300 and 41.07-1-28.210 [65.1 acres] into ten (10) lots that comprise the mixed-use development of the Farmington Meadows Incentive Zoning Project.**

**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 is designated as the Lead Agency under SEQR Regulations 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 received and reviewed the Parts 2 and 3 of the Full Environmental Assessment Forms (FEAFs) for said Action, dated March 16, 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 does hereby accept Parts 1, 2 and 3 of the FEAF, for the above referenced Action.

**BE IT FURTHER 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 New York State Department of Environmental Conservation requesting publishing of this determination in the State's Environmental Notice Bulletin; and to provide certified copies of these documents to the involved agencies, the Applicant, the Town Supervisor and Town Development Staff; and to place of copy of this determination of non-significance in the file upon the above referenced Action.

**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. 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  
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 1, 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 1, 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. NEW PUBLIC HEARINGS**

**PB #2026-0201**      New 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**      New 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 this evening (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 March 12, 2026, the Planning Board's draft resolution for this evening's consideration was 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.

On February 4, 2026, Stephen Schultz, P.E., Senior Engineer, of MRB Group, Rochester, N.Y., provided the details of these applications, as follows:

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 mezzanine 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*

Mr. Hemminger opened the Public Hearing on these applications.

Joe Trabold and Joe Ferreri of MRB Group presented these applications. Chief Walton, Vice President Parker, and several members of the fire department also attended.

Mr. Trabold provided a summary of the details of the application (*see above*) and requested that the Planning Board declare itself as the Lead Agency for making the State Environmental Quality Review declaration.

He said that the site is within the Town's Major Thoroughfare Overlay District (MTOD) and the Main Street Overlay District (MSOD), and that the application will require a Special Use Permit from the Planning Board.

Mr. Trabold said that the rationale for the project concerns the age of the present fire station on the site which was built in 1974 and which has reached the end of its useful life, and which no longer complies with a number of National Fire Protection Association and New York State building and energy codes.

Mr. Ferreri reviewed the architectural details of the renovations to the existing building and the new construction.

Mr. Trabold said that three separate driveways off from Hook Road are planned for critical site safety. He said that the driveways will delineate between public and private traffic, that one driveway will be only for responding firefighters, that there will be one exit-only driveway from the apparatus bays, and that there will be one in-and-out driveway for the public.

Mr. Ferreri described the dedicated parking spaces for first responders on the site plan drawing which was displayed on the video screen in the meeting and on the remote video conference.

Mr. Trabold said that parking has been maximized at the rear of the building and that a dedicated landing zone for Mercy Flight Central helicopters has been provided at the request of the fire department.

He also said that the project includes lighting and landscaping improvements, that geo thermal wells will be used for heating, and that consideration is being given for future improvements

which could include an electric vehicle (EV) charging station, a land-banked parking area, and a possible future vehicle bay. Mr. Trabold said that the fire station would be operated in the same way as the current fire station on the site, and that the new public space would be available for community events such as blood drives, fund-raisers, etc.

Mr. Hemminger said that Ontario County will provide an engineer to represent the Planning Board on this project to avoid a conflict of interest because the fire department has retained MRB Group (the Town’s engineering firm) for the project.

Mr. Brand said that this project is in the priority of the Ontario County hazardous mitigation efforts, that it will provide improved safety standards for fire responses, and that it will provide a community evacuation location for weather-related or other emergency incidents. Mr. Brand said that these components are both recognized as important Federal Emergency Management Agency (FEMA) concerns.

He said that a draft resolution has been prepared for the board’s consideration this evening for the designation of the Planning Board as the Lead Agency for making the State Environmental Quality Review (SEQR) determination on this project, and for directing the Town staff to prepare Parts 2 and 3 of the Full Environmental Assessment Forms for the board’s review prior to the next meeting.

Mr. Brand said that he appreciates working with the members of the fire department on this project, which he said is long overdue.

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 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. 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:

**TOWN OF FARMINGTON PLANNING BOARD RESOLUTION  
FARMINGTON VOLUNTEER FIRE ASSOCIATION, INC.  
PRELIMINARY SITE PLAN AND SPECIAL USE PERMIT APPLICATIONS  
SEQR DESIGNATION AS LEAD AGENCY AND DIRECTING PREPARATION OF FEAFs**

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

**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 Designation for Preliminary Site Plan and Special Use Permit applications to document compliance with the State’s SEQR Regulations, allowing the Planning Board to make findings and a determination of significance 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, 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) did on Wednesday, February 4, 2026, classify the above referenced Action as being Type I Actions, subject to a coordinated review with Involved and Interested Agencies under the provisions of Part 617.4 of 6 NYCRR, a part of article 8 of the New York State Environmental Conservation Law (ECL), the State’s Environmental Quality Review (SEQR) Regulations; and

**WHEREAS** the Board did establish a coordinated review period and a public review and comment period upon said Actions which began on Thursday, February 5, 2026, and ended at noon on Friday March 6, 2026; and

**WHEREAS** the Board did on February 4, 2026, declare its intent to be designated Lead Agency, at its meeting on Wednesday, March 18, 2026, for making findings and the required Determination of Significance upon the above referenced Action under the provisions of the ECL; and

**WHEREAS** the Board tonight received testimony from the Town’s Director of Planning and Development attesting to the above referenced coordinated review and 30-day public comment period being completed upon the above referenced Actions, noting no objection has been received to the Planning Board being designated as the Lead Agency, under SEQR, for making findings and a determination of significance; and

**NOW, THEREFORE, BE IT RESOLVED** the Board does hereby designate itself as the Lead Agency for making findings and the required Determination of Significance upon the above referenced Actions in accordance with the provisions of 6NYCRR Part 617.7 of the ECL.

**BE IT FURTHER RESOLVED** the Board does hereby instruct the Town Staff to prepare a draft of Parts 2 and 3 of the State’s Full Environmental Assessment Forms (FEAFs) for review and acceptance by the Town Planning Board at its April 1, 2026, meeting.

**BE IT FURTHER RESOLVED** the Board does hereby direct the Clerk of the Planning Board to provide a certified copy of this resolution to the Involved Agencies.

**BE IT FURTHER RESOLVED** that copies of this resolution are to be provided to the identified the Applicant, the Applicant’s Engineer, the Acting Town Engineer, Chris Day and Town Staff.

**BE IT FINALLY RESOLVED** the Board does hereby adjourn the Public Hearings upon these two Actions and continues these public hearings to Wednesday April 1, 2026.

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. FINAL SITE PLAN AMENDMENT EXTENSION**

**PB #0507-21 Final Site Plan Amendment Extension Application**

**Name:** Blackwood Logistics, LLC, 105 Despatch Drive, Suite A, East Rochester, N.Y. 14445, c/o Karl Schuler

**Location:** Lot #R-2 of the Blackwood Industrial Park, 5636 County Road 41 (northwest corner of the intersection of County Road 8 and County Road 41)

**Zoning District:** LI Limited Industrial

**Request:** Final Site Plan Amendment Extension of the March 20, 2024, Final Site Plan Amendment to Lot #R-2 of the Blackwood Industrial Park approval to increase the building size for the western building to provide a 200,000-square-foot building with a future building expansion area of 100,000 square feet for a total building square footage of 300,000 square feet, and to decrease the eastern building size to 132,000 square feet with the total building area of both buildings to remain 432,000 square feet.

On July 6, 2022, the Final Site Plan for this project was approved by the Planning Board (PB #0507-21; *see also*: PB #0507-21, May 19, 2021.)

On February 21, 2024, the Planning Board began the discussion of the Final Site Plan Amendment. Michael Montalto of Costich Engineering provided the details of the requested amendment (*see* Planning Board minutes, February 21, 2024, pp. 17–27).

Also on February 21, 2024, the Planning Board continued its deliberations upon this application and requested that the applicant's engineer prepare an additional Final Site Plan drawing identifying the extent of site disturbance associated with the construction of the proposed 200,000-square-foot building and related site improvements. The Planning Board also requested that the applicant's engineer address a number of Town staff comments on the amendment application.

On February 27, 2026, Mr. Montalto submitted information on the rationale for the extension request (*see* Planning Board minutes, March 4, 2026, pp. 13–16).

On March 11, 2026, the Planning Board's draft resolution for this evening's consideration were sent via email to the applicant Karl Schuller of Blackwood Logistics, LLC and to Mr. Montalto.

Mr. Montalto presented this application.

He said that the one-year extension request has been submitted due to the current economic conditions which were discussed with the board at the previous meeting. Mr. Montalto said that there have been no changes to the applicant's plans since then.

Mr. Brand said that a resolution has been prepared for the board's consideration this evening to approve the one-year extension.

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:

**TOWN OF FARMINGTON  
PLANNING BOARD RESOLUTION**

**PB #0507-21**

**APPLICANT:**                    **Blackwood Logistics, LLC, attention: Karl Schuler,  
105 Despatch Drive, Suite A, East Rochester, N.Y. 14445**

**ACTION:**                        **Final Site Plan Amendment Extension of the March 20, 2024,  
Final Site Plan Amendment to Lot #R-2 of the Blackwood**

**Industrial Park approval to increase the building size for the western building to provide a 200,000-square-foot building with a future building expansion area of 100,000 square feet for a total building square footage of 300,000 square feet, and to decrease the eastern building size to 132,000 square feet with the total building area of both buildings to remain 432,000 square feet.**

**WHEREAS** the Town of Farmington Planning Board (hereinafter referred to as Planning Board) on March 20, 2024, granted Final Site Plan Approval with conditions (PB #0507-21) for the above referenced Project; and

**WHEREAS** the signing of the Final Site Plan drawings occurred in July 2024, thereby satisfying all Conditions of Approval granted by the Planning Board; and

**WHEREAS** Chapter 165, Section 100 I. states “Expiration of site plan approval. Such site plan approval will automatically terminate two years after the same is granted unless significant work has been commenced on the project;” and

**WHEREAS** the Applicant’s Agent, Michael Montalto, Costich Engineering, DPC, states in a letter to Mr. Ronald Brand, Director of Development, Town of Farmington, dated February 27, 2026, that “. . . the owner has entertained several proposals from perspective users of the facility(s) but have not secured a commitment for the use of the facility(s)” noting further, “there have been several factors within the industry that have been influencing the market;” and

**WHEREAS** the Applicant’s Agent notes further, “there have been issues with materials availability, loan rates, and labor shortages, to name a few that have been impacting the commercial real estate and construction markets” and

**WHEREAS** the Applicant’s Agent notes further, “signs of market stabilization may lead to the ability to advance the project to construction” and

**WHEREAS** the Applicant’s Agent met publicly with the Planning Board, on Wednesday March 4, 2026, to discuss economic matters relating to the Applicant’s ongoing efforts to market the project’s site development.

**NOW, THEREFORE, BE IT RESOLVED** the Planning Board does hereby determine that given the identified economic factors affecting the commencement of site work for this project and the testimony provided by the Applicant’s Agent that significant marketing efforts are continuing for allowing the start of construction for this project, that the Planning Board does hereby grant a one-year extension of time to the Final Site Plan Approval referenced above.

**BE IT FURTHER RESOLVED** that this time extension shall start on Thursday March 19, 2026, and continue to March 19, 2027, for Lot #R-2 to begin site development in

accordance with the conditions of approval originally granted on March 20, 2024, for this project.

**BE IT FURTHER RESOLVED** that the Applicant is to notify the Planning Board in writing, on or before March 1, 2027, of a need for any further extension of time to permit continued compliance with the period of time establish by the Town Code for Final Site Plan Approval.

**BE IT FURTHER RESOLVED** that a certified copy of this resolution is to be placed in the Project File.

**BE IT FURTHER RESOLVED** that certified electronic copies of this resolution are to be provided to the Town Development Staff, the Applicant and the Applicant’s Engineer.

**BE IT FINALLY RESOLVED** that a certified copy of this resolution is to be filed in the office of the Farmington Town Clerk.

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 #2026-0301** New Preliminary Site Plan Application

**Name:** The Virtual Church Humanitarian Organization (H.O.)

**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 13, 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 and Mr. Marks presented this application.

Mr. Marks said that nothing has changed since the March 4th sketch plan concept review of the project which involves replacing an existing structure on the property with a new single-family house.

Mr. Brand said that the Town staff is ready to go with the project this evening and that a resolution has been prepared for the board's consideration which determines that the application is complete and will be placed on the agenda for the next meeting on April 1, 2026.

Minister Rivera said that his church purchases food items from an auction in Stanley, N.Y., for distribution to those who are in need. He provided samples at the meeting of the food products which are distributed.

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: The Virtual Church H.O. (Minister Samuel Rivera), 1495–1499  
County Road 8, Farmington, N.Y. 14425**

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

**ACTION: Application for Preliminary Site Plan Approval to allow a  
proposed single-family dwelling to be constructed, and related  
site improvements, to be made on the above referenced  
property.**

**Determination whether to accept the application as being  
complete for formal review; classifying the action under  
6NYCRR Part 617, Article 8 of the State Environmental  
Conservation Law, determining compliance with the State's  
Environmental Quality Review Act, determining whether a  
referral is required to the Ontario County Planning Board for  
review under the provisions of Sections 239-l and -m of the**

**New York State General Municipal Law and scheduling a  
Public Meeting upon this application.**

**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 further finds that a site plan involving a single-family residential lot is an Exempt Action under the Ontario County Planning Board By-Laws and not subject to a referral to the County Board under the provisions of Sections 239-l and -m of the New York State General Municipal Law; and

**WHEREAS** the Planning Board further finds that there is an existing curb cut to the property along County Road 8 for a previously occupied single-family dwelling; and

**WHEREAS** the Planning Board further finds that a Preliminary Site Plan application does not involve any area variances and, therefore, this application is not necessarily subject to a Public Hearing being required.

**NOW, THEREFORE, BE IT RESOLVED** that the Planning Board does hereby accept the application as being complete for formal review and action.

**BE IT FURTHER RESOLVED** that the Planning Board does hereby classify the proposed Action as a Type II Action under Section 6 NYCRR, Parts 617.5 (c) (11) and (13) of the State’s SEQR Regulations.

**BE IT FURTHER RESOLVED** Type II Actions are not subject to further review under the State’s SEQR Regulations and the Board, in making this classification, has satisfied the procedures under Article 8 of the New York State Environmental Conservation Law.

**BE IT FURTHER RESOLVED** that the Planning Board does hereby determine that a Public Hearing is not required for this application as it does not involve any area variances, or special use permits and, therefore, only a public meeting is to be held.

**BE IT FURTHER RESOLVED** that the Planning Board does not require the submission of a referral of this Exempt Action, as it is classified by the Ontario County Planning Board By-Laws, for review and recommendation under the provisions of Sections 239-l and -m of the New York State General Municipal Law.

**BE IT FURTHER RESOLVED** that the Planning Board schedules a Public Meeting be held on this Preliminary Site Plan application to begin at 7:00 p.m. on Wednesday, April 1, 2026.

**BE IT FURTHER RESOLVED** that the Planning Board directs Town Staff to publish a public notice for the April 1st public meeting, post said notice on the Town Hall Bulletin Board, and on the Town’s website, and post the subject property with a Property Notification Sign.

**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.

**7. FINAL SITE PLAN AMENDMENT**

**PB #2026-0303 Final Site Plan Amendment Application**

**Name:** Adrian Bellis, 5540 Holtz Road, Farmington, N.Y. 14425

**Location:** 5540 Holtz Road

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

**Request:** Final Site Plan Amendment approval for construction of a proposed 4,320-square-foot private garage with a height of 25 feet with lift to store classic cars, and related site improvements.

On September 4, 2024, the Final Site Plan for construction of a single-family home on Lot #4 of the DeHollander Subdivision (Scout Plains Subdivision) was approved by the Planning Board (PB #0803-24).

On July 28, 2025, the Zoning Board of Appeals (ZBA) opened a Public Hearing on a height variance application (ZB #2025-0602). At a later date, a second area variance application was submitted to the ZBA for the approval of an Accessory Structure larger than 300 square feet (ZB #2025-0704). ZBA action was continued to August 25, 2025, pending the State Environmental Quality Review (SEQR) determination of significance on this Final Site Plan Amendment by the Planning Board.

On August 6, 2025, the Planning Board established the SEQR coordinated review period from August 7, 2025, to September 5, 2025.

On August 25, 2025, the ZBA continued the area variance Public Hearings to October 27, 2025, pending the Planning Board's SEQR determination.

On September 17, 2025, the Planning Board opened the Public Hearing on the Final Site Plan Amendment, declared itself as the SEQR Lead Agency for making the determination of significance on this application, directed the Town staff to prepare Parts 2 and 3 of the Full Environmental Assessment Form, and continued the Public Hearing to the meeting on October 1, 2025 (PB #2025-0802).

On October 1, 2025, the Public Hearing was continued to the meeting on October 15, 2025.

On October 15, 2025, the Public Hearing was continued to November 5, 2025.

On October 27, 2025, Mr. Bellis withdrew both of the area variance applications which were pending before the ZBA.

On November 5, 2025, Mr. Bellis withdrew the Planning Board Final Site Plan Amendment application.

On March 13, 2026, the Planning Board's draft resolution for this evening's consideration of an amendment to the Final Site Plan was sent via email to Mr. Bellis and to his engineer Scott DeHollander, P.E.

Mr. Bellis disclosed that he is the property owner and applicant, and thereby recused himself from participation in the consideration and determination of this application. He stepped down from the dais.

Mr. Hemminger said that two zoning variances are required for this project: one for the size of the proposed structure and one for the building height. He asked if there would be a way to make the new structure less conspicuous from the road, and that this would be discussed when the site plan is reviewed. Mr. Hemminger said that the structure would be a new garage.

Mr. Brand said that a draft resolution has been prepared for the board's consideration this evening to establish the State Environmental Quality Review (SEQR) 30-day coordinated review period from March 19, 2026, to April 17, 2026; that the Planning Board declares its intent to be designated as the Lead Agency for making the SEQR determination; and that a Public Hearing on this application could be scheduled for either April 15, 2026, or May 6, 2026, depending upon receipt of the Zoning Board of Appeals determination that it has no objection to the Planning Board's intent to be designated SEQR Lead Agency.

Mr. Walton of the Farmington Volunteer Fire Association requested that the driveway off the road leading to the new structure be reviewed to assure that it can accommodate a 20,000-pound fire vehicle. Mr. Hemminger said that this would be reviewed when the site plan is considered by the board.

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

■ 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  
FINAL SITE PLAN AMENDMENT**

**PB #2026-0303**

**APPLICANT: Adrian Bellis, 5540 Holtz Road, Farmington, N.Y. 14425**

**ACTION: Application for Final Site Plan Amendment to allow a proposed Accessory Structure—a 4,320-square-foot, 25-foot-tall Accessory Structure (a Private Garage)—and related site improvements to be constructed on the above referenced property:**

- 1. Determination whether to accept the application as being complete for formal review;**
- 2. Classifying the action under 6NYCRR Part 617, Article 8 of the State Environmental Conservation Law; and**
- 3. Declaring intent to be designated Lead Agency under SEQR; and**
- 4. Initiating a coordinated review under SEQR with the Town Zoning Board of Appeals; and**
- 5. Directing submission of a referral to the Ontario County Planning Board for review under the provisions**

**of Sections 239-l and -m of the New York State General Municipal Law; and**

**6. Scheduling a Public Hearing upon this application.**

**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 Final Site Plan Amendment drawing showing the proposed building, building elevations, building floor plans, a cover letter describing the proposed use of the building and Part 1 of the Full Environmental Assessment Form (FEAF); 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 an amendment to the Final Site Plan drawing is classified as an Unlisted Action under 6 NYCRR, Parts 617.4 and .5 of Article 8 of the New York State Environmental Conservation Law; and

**WHEREAS** the Planning Board finds that Final Site Plan Amendment Approval is further subject to the Town Zoning Board of Appeals (ZBA) granting two area variances for the proposed accessory structure, thereby making the ZBA an Involved Agency under SEQR; and

**WHEREAS** an Unlisted Action under SEQR, with another Involved Agency, requires a coordinated review and the establishment of a Lead Agency.

**NOW, THEREFORE, BE IT RESOLVED** that the Planning Board does hereby accept the application as being complete for formal review and action.

**BE IT FURTHER RESOLVED** the Planning Board does hereby classify the proposed Action as an Unlisted Action under Section 6 NYCRR, Parts 617.4 and .5 of the State's SEQR Regulations.

**BE IT FURTHER RESOLVED** Unlisted Actions are subject to a coordinated review with other Involved Agencies, of which the ZBA is an identified Involved Agency under Part 617.

**BE IT FURTHER RESOLVED** the Planning Board determines the only other Involved Agency under SEQR is the Town Zoning Board of Appeals.

**BE IT FURTHER RESOLVED** the Planning Board does hereby establish the Coordinated Review Process under SEQR for said Action to commence on Thursday, March 19, 2026, and to end at noon on Friday, April 17, 2026, unless the ZBA replies sooner; then the coordinated review process will end upon the Planning Board receiving such notification..

**BE IT FURTHER RESOLVED** the Planning Board does hereby declare its intent to be designated as the Lead Agency for making a determination of significance under SEQR, at its meeting on Wednesday May 6, 2026, unless the Planning Board receives from the ZBA the Town’s SEQR Response Form earlier which identifies no objection to the Planning Board being designated Lead Agency. In that case, the Planning Board could be designated the Lead Agency at either the April 1, 2026, meeting or the April 15, 2026, meeting.

**BE IT FURTHER RESOLVED** the Planning Board directs the filing of 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.

**BE IT FURTHER RESOLVED** the Planning Board will be scheduling a Public Hearing be held on this Final Site Plan amendment application to begin at 7:00 p.m. on either Wednesday, May 6, 2026, or on April 15, 2026, in the event the ZBA’s SEQR Response Form is returned identifying no objection to the Planning Board being designated the Lead Agency.

**BE IT FURTHER RESOLVED** the Planning Board will at a later date direct Town Staff to publish a legal notice for a Public Hearing once it has been established as the Lead Agency under SEQR.

**BE IT FINALLY RESOLVED** that a certified copy of this resolution is to be provided to the Applicant, the Applicant’s Engineer, Town Staff 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	Recused
Timothy DeLucia	Aye
Edward Hemminger	Aye
Regina Sousa	Aye
Douglas Viets	Aye

Motion carried.

Following the voting, Mr. Bellis returned to his place on the Planning Board.

**9. SKETCH PLAN CONFERENCE**

**PB #2026-0000** Sketch Plan Conference

**Name:** Farmington Pointe Incentive Zoning Project, c/o Robert Laviano, 122 King Arthur’s Court, Rochester, N.Y. 14626

**Location:** 1600 State Route 332 (Farmington Country Plaza, Inc.), 86.794 acres

**Request:** Sketch Plan Conference for Preliminary Site Plan for the Farmington Pointe Incentive Zoning Project proposed on an 85-acre site at 1600 Rochester Road (west side of Rochester Road in the vicinity of the Farmington Country Plaza, Cobblestone Arts Center, Auburn Meadows Subdivision, Farmington Grove Subdivision, Prosecco’s Restaurant, and the future extensions of Carmen’s Way).

This project was originally presented to the Project Review Committee on March 2, 2018; April 6, 2018; November 1, 2019; September 4, 2020; October 2, 2020; November 6, 2020; December 4, 2020; and March 5, 2026.

The project was originally presented at the Planning Board meeting on December 4, 2019.

A report and recommendation on this project was submitted by the Planning Board to the Town Board on October 21, 2020 (see Planning Board minutes, October 21, 2020). The Planning Board’s recommendation at that time was:

**Recommendation**

The Planning Board, based upon its review and findings that have been completed to date upon this rezoning application, finds that there is merit with proceeding with the formal rezoning process for this project; and looks forward to working with the Town Board, the applicant, Town Staff and other involved agencies in preparing an overall preliminary site plan and subdivision plat for the Farmington Pointe Project.

The Planning Board, based upon its most recent experience with the nearby Hathaway’s Corners Incentive Zoning Project and the adjacent Auburn Meadows Incentive Zoning Project, is confident that a sound design and phasing plan for this multi-year incentive zoning project can be achieved in a manner that will, like these others, improve the quality of life within this major development corridor and benefit the residents of the Town.

—*Planning Board Recommendation to the Town Board  
October 21, 2020*

Prior to the meeting this evening, Mr. Laviano provided the following updated information regarding this application:

*Concept Plan as of February 17, 2026:*

Townhomes	37 buildings	177 units
Apartments	5 buildings of 24 units each	120 units
Plaza	1 building	26,774 square feet
Coffee Shop	1 building	5,625 square feet

Mixed Retail	6 buildings	37,916 square feet
Assisted Living/ Memory Care	1 building	57,600 square feet

Mr. Lavinano presented this application. A hard-copy concept drawing was displayed in the meeting room and on the video screen for the remote video conference.

He said that this would be a multi-phase project over several years on the 85-acre site. Mr. Laviano said that several changes which were requested by the Town Board during the previous discussions have been made to the current concept plan, most of which involve the heights of the buildings and unit counts.

Mr. Hemminger asked if Mr. Laviano is still thinking about a new fire station for the property. Chief Walton said that a new station at this site is not being considered because of the Station #2 plans [which were discussed earlier this evening].

Mr. Brand said that Mr. Laviano's original proposal led to the donation of the railroad bed to the Town for the Auburn Trail extension project. He said that this also led to the cooperation of seven adjacent property owners who came together to agree on the alignment of the first section of Carmen's Way to connect with Ivory Drive. Mr. Brand said that this amenity created a meaningful outlet to the Auburn Meadows Subdivision from State Route 332, and that this was an amenity provided by Mr. Laviano to the Town even before a shovel was put in the ground for his project.

Mr. Brand said that the concept plan is being presented to the Planning Board tonight for comments to be provided to the Town Board as the project moves forward with the Incentive Zoning determination which Mr. Laviano is again seeking.

Mr. Brabant that a major issue with the development of this site is the capacity of the sanitary sewer utility along Route 332. He said that the existing sanitary sewer in this area is at capacity and that the applicant will have to find a way to connect to a sanitary sewer trunk line. Mr. Brabant said that there are several possible options. These could involve the crossing State Route 332 to connect to an existing tie-in which would lead to the trunk line, or connecting to a sanitary sewer trunk line through the Auburn Meadows Subdivision. He said that a preferred option would be crossing land through to the Hathaway's Corners Subdivision to an existing 12-inch sanitary sewer stub.

Mr. Brabant said that the adjacent Cobblestone Arts Center also is considering a large project and that the same sanitary sewer capacity issue would affect that project, as well. He said that perhaps one solution to the sanitary sewer capacity issue would benefit both projects.

Mr. Walton of the Farmington Volunteer Fire Association expressed concern for access of large fire apparatus into the proposed new development. Mr. Hemminger said that his concern is also the turning radius into the senior housing facility. Mr. Walton asked about

the number of stories of the proposed senior housing facility. Mr. Laviano said that it would probably be a two-story building.

Mr. Hemminger asked about Mr. Laviano's plans for actual construction. Mr. Laviano said that this is not an immediate project and could be a couple of years out, but that he wanted to get the refined plan under consideration.

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

## **9. OPEN DISCUSSION**

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

Mr. Brand referred to his memorandum of March 16, 2026, to the Town Board, Planning Board and Zoning Board of Appeals regarding the Town Board's direction to him to draft a local law establishing a moratorium on Town approvals for accessory structures and private garages (Chapter 165, Section 58 of the Town Code). He said in the memo that the Town staff has been researching the topic and will present a draft local law to the Town Board on March 24, 2026. Until a decision has been made by the Town Board on whether to proceed with a formal adoption process that may or may not result in amendments to Chapter 165, Mr. Brand said that in the interim the existing regulations will remain in effect.

### ***Zoning Officer:***

Ms. Ruthven said that Patrick Hudson has been hired as the new Town Fire Marshal and is now at work in the Building Department. She also said that the staff will conduct a second interview to fill the vacancy for a clerical position in the department.

### ***Planning Board Members:***

Mr. Viets followed up on a previous comment about outdoor storage of materials at a site on Collett Road (Ajay Glass Company). He asked how the outdoor storage of materials continues to be allowed.

Mr. Hemminger reported that the two wrapped vehicles on display, with "for sale" signs on them, which are parked in the designated locations on the Final Site Plan and located along the site frontage of Electric Car Corner (6162 State Route 96), are not in violation of the Town Code sign regulations, as determined by the Town Code Enforcement Officer. Mr. Hemminger said that the Code Enforcement Officer reported that the vehicles are listed on the Applicant's website and are advertised for sale.

## 10. PUBLIC COMMENTS

None.

## 11. TRAINING OPPORTUNITIES

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

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

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

#### 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](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 7:40 p.m.

The next regular meeting of the Planning Board will be held on April 1, 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,

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