

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 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:
Jeff Cook, Cook Properties, 90 Airpark Drive, Suite 400, Rochester, N.Y. 14624
John W. Hotto, LandTech Surveying & Planning, P.L.L.C., 1105 Ridgeway Avenue,
Rochester, N.Y. 14615
Scott and Ruthanne Kneisel, 66 Coachlight Circle, Farmington, N.Y. 14425
Brennan Marks, P.E., Marks Engineering, 4303 Routes 5 & 20, Canandaigua, N.Y. 14424
Edward 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
Michael Phillips—**R**

Minister Samuel Rivera, 1495–1499 County Road 8, Farmington, N.Y. 14425
 Edward G. Samoel, WNY Auto Sales, Inc., 321 Pittsford–Palmyra Road, Macedon, N.Y. 14502
 Allyn Wagner, 1431 Tudor Way, Farmington, N.Y. 14425
 Kenneth Walton, representing the Farmington Volunteer Association, 257 Rausler Road,
 Farmington, N.Y. 14425

1. APPROVAL OF MINUTES

Minutes of February 18, 2026:

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

Motion carried by voice vote. Mr. Viets abstained due to his absence from the meeting on February 18, 2026.

2. LEGAL NOTICE

The following Legal Notice was published in the Canandaigua *Daily Messenger* newspaper on February 25, 2026:

LEGAL NOTICE

NOTICE IS HEREBY GIVEN that the Planning Board of the Town of Farmington will conduct a Public Hearing on the 4th day of March 2026, commencing at 7:00 p.m., in the Farmington Town Hall, Main Meeting Room, 1000 County Road 8, Farmington, N.Y. 14425 for the purpose of receiving testimony upon and considering the applications of:

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

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

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

Persons may appear in person, or by agent or via Zoom.

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

3. NEW 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; and February 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; and scheduled the Public Hearing for the meeting this evening (March 4, 2026):

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

On February 26, 2026, the Planning Board's draft resolution for this evening's consideration were sent via email to the applicant Jeff Cook and to Mr. Maloy of Passero Associates.

Mr. Hemminger opened the Public Hearing on these applications.

Mr. Martin of Passero Associates presented these applications. Mr. Cook also attended.

Mr. Martin presented an overview of the application, as summarized in the Planning Board minutes of January 21, 2026. He acknowledged receipt of the MRB Group engineering comments, which he said were numerous, and that all of the comments can be resolved. In response to an engineering comment regarding the commercial uses on the property, Mr. Martin

said that these details would be provided following the acquisition of commercial users for the site. He said that they are before the Planning Board this evening to begin the environmental review and that they welcome feedback on the plans from the board and the public.

Mr. Brand said that the State Environmental Quality Review (SEQR) 30-day coordinated review period ended on February 20, 2026, and that none of the SEQR Involved Agencies had any objections to the Planning Board's intent to be named as Lead Agency. He said that a draft resolution has been prepared for the board's consideration this evening designating the board as the Lead Agency and directing the Town staff to prepare Parts 2 and 3 of the Full Environmental Assessment Forms for consideration at the next meeting, following which the board will make the determination of significance on the Preliminary Subdivision Plat and the Preliminary Site Plan.

Mr. Brand said that general comments have been received from the New York State Department of Transportation (DOT) regarding the applicant's need to apply for the required DOT permits, and that comments have been received from the Town Conservation Board which had been forwarded to the board prior to the meeting this evening. He also said that a favorable recommendation has been received from the Ontario County Planning Board.

Mr. Brand said that the project will be reviewed with the applicant at the Project Review Committee tomorrow (March 5, 2026) and that the minutes from this meeting will be provided to board members prior to the next Planning Board meeting.

Mr. Brabant said that an engineering comment letter was issued on February 16, 2026, and that MRB Group has been working with Mr. Martin and the applicant's engineering team on the comments, most of which are technical in nature and which included comments on the water system.

Mr. Brabant also said that the sign-off from the State Historic Preservation Office (SHPO) was not included in the materials. Mr. Martin said that he will provide this to Mr. Brabant tomorrow (March 5, 2026).

Mr. Walton said that representatives of the Farmington Volunteer Association will provide feedback to Mr. Martin. Mr. Viets and Mr. Hemminger requested that the fire department comments include a review of the turning movements on the site.

Mr. Viets said that he did not see any loading spaces for the four-story units or the commercial components on the plans. He said that he would like to mention this now and hopes to see these areas on the next set of plans. Mr. Hemminger said that loading areas are important.

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. Hemminger asked Mr. Martin if the engineering team received the draft resolution prior to the meeting this evening and if the team is okay with the conditions. Mr. Martin said yes. Mr. Hemminger also said that the draft resolution keeps the Public Hearing open, and that it will be continued at the next meeting on March 18, 2026.

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:

**TOWN OF FARMINGTON PLANNING BOARD RESOLUTION
FARMINGTON MEADOWS INCENTIVE ZONING PROJECT
PRELIMINARY SUBDIVISION PLAT AND PRELIMINARY SITE PLAN APPLICATION
SEQR DESIGNATION OF LEAD AGENCY**

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

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

**ACTION: Lead Agency Designation—Preliminary Subdivision Plat and
Preliminary Site Plan applications, to document compliance
with the State’s SEQR Regulations, allowing the Planning
Board to make findings and a determination of significance for
the proposed subdivision of land and related site improve-
ments 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) did on Wednesday, January 21, 2026, classify the above referenced Actions 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, January 22, 2026, and ended at noon on Friday February 20, 2026; and

WHEREAS the Board did on January 21, 2026, declare its intent to be designated Lead Agency, at its meeting on Wednesday, March 4, 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 did receive 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 March 18, 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 Applicant, the Applicant’s Engineer, the Town Engineer and Town Staff.

BE IT FINALLY RESOLVED the Board does hereby adjourn the Public Hearings upon these two Action and continues these Public Hearings to Wednesday March 18, 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.

4. SKETCH PLAN CONFERENCE

PB #2026-0000	Sketch Plan Conference
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:	Sketch Plan Conference for Preliminary Site Plan for the construction of a new single-family residence. Site improvements include grading, drainage, new on-site wastewater treatment system, and utilities.

Minister Rivera and Mr. Marks (Marks Engineering) presented this application.

Mr. Marks said that this application is for the construction of a new single-family home on the property. He said that there were two mobile homes on the site, that one has already been removed, and that the other will be removed as part of this project. He reviewed the location of the new home on the drawing which was displayed in the meeting room.

Mr. Marks said that the septic system would be located in roughly the same location as it is now, that there is a large pole barn on the property with a separate entrance off from County Road 8, that public water and power is located at the road, and that there are two existing entrance driveways into the property off from County Road 8 and that both of them are proposed to be retained.

Mr. Hemminger asked about the use of the property. Minister Rivera said that he is the founder of the Virtual Church H.O., which was established in 2017. He said that he has been a resident of Farmington for over three years—going on four years—and has been coming through here for a longer period of time from Farmington to Rochester doing this type of work.

Minister Rivera said that he has been a licensed New York State minister for over six years, that he works with different public organizations and programs, and that he has been working in Ontario County for over five years.

He said that the Virtual Church H.O. provides monthly grocery deliveries to many food cupboards from Rochester to Clifton Springs, Geneva, Manchester and Shortsville. Minister Rivera said that their mission is to serve their neighbors with dignity, compassion and consistency, including the elderly and handicapped—those folks who cannot afford or do much around their homes for themselves.

Minister Rivera said that he is asking the board for approval to remove the existing mobile on the property and build a new home. He said that the mobile home is from 1960 and

requires constant repair. He said that his desire is to spend his time and energy serving the community and not patching up a structure that has long outlived its lifespan. He said that a new home would give him stability and allow him to focus on the humanitarian work that is done for the folks in Farmington, N.Y., and surrounding towns.

Minister Rivera said that he buys all of the groceries, which are delivered throughout the area, from an auction in Stanley, N.Y. He provided a number of packages at the meeting in appreciation for the board's and Town staff's time and service to the community.

Mr. Brand said that the Town Code allows only one driveway into a parcel of land. He said that an area variance from the Zoning Board of Appeals (ZBA) would be required and that Minister Rivera would have to justify to the ZBA why the second access from County Road 8 is necessary.

Mr. Brand asked if this application would be a subdivision of land. Mr. Marks said no. Mr. Brand said that there have been two mobile homes on the property. Mr. Marks said that this application would be cleaning up a past problem.

Mr. Kneisel (66 Coachlight Circle) asked about the location of the property. Mr. Marks said that it is located about 1,500 south of the County Road 8 roundabout intersection with Shortsville Road, and is located on the east side of County Road 8.

Mr. Bellis asked if the property had been two parcels of land. Minister Rivera said no, but that at one point there were two mobile homes on the property.

Ms. Sousa asked if people would be coming to the home. Minister Rivera said that he and his wife founded the Virtual Church when they saw the need in the community, and that after she passed he continued the Church personally. He said that besides himself there will be no traffic at all coming to the property, and that this would not be a business.

Mr. Hemminger asked where the groceries are stored. Minister Rivera said that the groceries are stored in the pole barn off the existing second driveway.

Ms. Sousa asked if both of the existing driveways are paved. Minister River said no, and that they are both stone.

Mr. Hemminger requested that Minister Rivera and Mr. Marks work with the Town staff regarding plans to combine both driveway entrances off from County Road 8 into one, or to prepare an application for an area variance to the ZBA. He said that the Planning Board would see the application again when the Preliminary Site Plan has been submitted.

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

5. SKETCH PLAN CONFERENCE

PB #2026-0000 Sketch Plan Conference

Name: Thruway Commercial Flex-Space/Multi-Use Buildings

Location: 5.46 acres on Gateway Drive, east of Sycamore Run, west of State Route 332, and south of Hunt’s Park Road. Tax Map #29.00-1-86.100.

Zoning District: GB General Business District

Request: Sketch Plan Conference for Preliminary Site Plan for the construction of two 10,000-square-foot flex-space buildings and one 30,000-square-foot three-story building with general business rental spaces on the ground floor and rental apartment units on the second and third floors.

Prior to the meeting, John W. Hotto, R.L.A., of LandTech Surveying and Planners, provided the following information:

Project Description:

The proposed project is located on 5.46 acres on Gateway Drive, east of Sycamore Run, west of Route 332 and south of Hunt's Park Road. The site is currently vacant and covered with successional brush and trees with land slopes from 0% to 3%, consisting primarily of Phelps gravelly silt loam. Public water and a sanitary sewer along the west side of Gateway Drive are available to serve the project. An existing driveway over a metal culvert is found just north of and opposite Sycamore Run Drive. No wetlands are found on the site per the NYS Environmental Resource Mapper.

The proposed use of the project site will be twofold: The north side of the site will be for flex-space rentals, and the south side of the site will be a multi-use operation of general business rental space on the first floor and residential apartment rentals on the second and third floors.

North Flex-Space Buildings:

The Site Plan shows two 10,000-square-foot flex-space buildings with nine 1,111-square-foot flex-space rental units, each with their own overhead door, fire alarm, dry sprinkler fire protection, gas, electric, mop sink, hand sink and bathroom for tenant occupancy. Each unit will have slot style drainage inside the overhead doors to capture and convey interior liquids to a 1,000-gallon oil/water separator before draining to the sanitary sewer system. Each unit will have its own electric and gas meter mounted on the exterior of the buildings. Each building will have its own backflow prevention and water meter inside the buildings.

The North Flex-Space Building:

The North Flex-Space building site will have 78 9-foot by 20-foot parking spaces, including two 4-accessible spaces. Thirty-foot-wide drive aisles are to be provided in front of each building for safe renter and emergency vehicle access. A stormwater management bio-retention basin will separate the parking areas of the two separate buildings. One enclosed dumpster storage area at the east end of the parking area will serve both flex-space buildings. Appropriate low intensity pole and overhead door lighting will be provided for safety and security of the site users. Each building will have its own sanitary sewer lateral connected and flowing to an existing 8-inch diameter sanitary sewer found along the west side of Gateway Drive that flows north. Both buildings will have sprinklers for fire protection.

South Multi-Use Building:

A separate 50-foot-wide by 200-foot-long, three-story, 30,000-square-foot building and associated site features such as parking, sidewalks, lighting, sanitary sewer and water service is proposed for the south side of the site. The first floor will have eight individual general business type spaces for rent by the owner. Forty-eight parking spaces will be provided on the north side of the building for these businesses.

The second and third floors will each have 13 apartments, four two-bedroom units, and nine one-bedroom units, for a total of 18 one-bedroom units and eight two-bedroom units, all with individual electric furnaces, electric hot water heaters, bathrooms, kitchens and closets. Access to all of the apartments will be from the rear south side of the building via stairs and an elevator located within a central foyer. Thirty-six parking spaces will be provided separate from the general business uses for the residential renters.

The entire project site will implement stormwater management in the form of bioretention basins and wet pond basins along the north and west boundaries for stormwater runoff quality and quantity control. The perimeter of the site will be landscaped in a natural arrangement to buffer the nearby residential area and to provide an appealing environment for the new apartment residents.

—*John W. Hotto, LandTech Surveying and Planning*
February 12, 2026

Mr. Hotto and co-owner Mr. Samoel presented this application.

Mr. Hotto summarized the details of the application (as listed above). He displayed hard copies of the site plan drawings in the meeting room and electronic copies on the remote video conference screen.

Mr. Samoel said that the two-bedroom apartments would be approximately 950 square feet to 1,000 square feet in size, and that the one-bedroom apartments would be approximately 600 square feet to 675 square feet. He displayed an elevation rendering of the exterior of the residential building which displayed a board-and-batten design and a low key farmhouse look of white with black trim around the windows. A cultured stone veneer would be installed on the foundation and two cupolas would be installed on the roof. The buildings would be separated on the site by a stormwater management basin. Mr. Samoel said that the apartments would have access to an outdoor patio and an outdoor kitchen, that a small dog park would be provided, and that the property would be landscaped.

Mr. Brand said that the Town staff recently met with Mr. Samoel and Mr. Hotto. He extended thanks for the changes which were made to the plans and that the project provides the opportunity to have an attractive gateway entrance into the Town. Mr. Brand also said that the commercial components would help to keep residents off State Route 332 and would be a service to those residents who live in the nearby Farmington and Victor residential areas. He said that he is looking forward to this project.

Mr. Hemminger said that the application would be presented at the Project Review Committee meeting tomorrow (March 5, 2026).

Ms. Ruthven said that the plans have been submitted to the fire department and are now under review.

Mr. Brabant said that a preliminary suggestion would be to provide a separation between the proposed sidewalk and the stormwater management basin, similar to the separation that is in place at the Byrne Dairy Store on the southwest corner of State Route 96 and Mertensia Road.

Mr. Walton said that representatives of the fire department are reviewing plans.

Mr. Bellis asked about the differences between the concept plan which was displayed on the video screen and the hard-copy drawing which was displayed in the meeting room. Mr. Hotto said that the hard-copy drawing reflects the Town staff's suggested changes which include the reduction of the number of buildings from three to two, and the relocation of the multi-use building on the property.

Mr. Bellis also asked about the colors and the designs of the proposed two buildings. Mr. Hotto said that both buildings would carry the same exterior design. Mr. Bellis asked about the number of commercial businesses. Mr. Hotto said that right now eight spaces are proposed.

Mr. Viets said that this is a good use of this plot of land.

Mr. Hemminger said that parking is always the biggest issue for a housing development. He suggested that the applicant plan on providing two parking spaces for each one-bedroom apartment and three parking spaces for each two-bedroom apartment. He requested

that the applicant make sure that enough parking is provided to avoid having a turnover of tenants.

Mr. Hemminger also requested that Mr. Samoel work with the Town staff ahead of time to identify the types of permitted commercial uses.

Mr. Samoel also said that the signs will have black painted letters instead of neon lights. Mr. Hemminger said that some type of road signs also may be needed. He requested that Mr. Samoel meet with the Town staff on the correct types of signs.

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

6. FINAL SITE PLAN AMENDMENT EXTENSION

PB #0507-21 Final Site Plan Amendment Extension Application

Name: Union Crossing Development, 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.

Prior to this evening's meeting, Michael Montalto of Costich Engineering provided the following information:

On behalf of our client Blackwood Logistics, LLC, we are submitting this letter requesting an extension of the site plan approvals for the Blackwood Industrial project. Site plan approvals were granted by the Planning Board at its March 20, 2024, Planning Board hearing with plan sign offs occurring in July of 2024. Since that time, the owner has filed the Notice of Intent with the New York State Department of Conservation (NYS-DEC) and obtained SPDES Permit coverage for the project. Continuation of the SPDES Permit coverage was filed for at the beginning of 2025 for continued coverage under the updated NYS-DEC permit requirements.

Since obtaining site plan approval 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). There have been several factors within the industry that have been influencing the market. 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. Companies have put expansion plans on hold due to rising costs towards the end of the last presidential administration and the effects of the tariffs implemented by the current presidential administration.

Now that loan rates are dropping and the tariffs have had less of a negative impact than anticipated, the market is seeing an upturn in interest from end users. This upturn in recent interest in facility(s) and signs of market stabilization may lead to the ability to advance the project to construction. We are seeking an extension of the site plan approvals to allow us to further those options with the ability to commit to perspective users that the project has a valid site plan approval allowing us to develop realistic timelines to provide a facility to users.

We are requesting that the project be added to the March 4th, 2026, Planning Board agenda as a discussion item for obtaining an extension of the site plan approval.

We look forward to appearing before the Board at its March 4th hearing. In the meantime, if you should have any questions or require additional information, please contact our office.

—*Michael Montalto, Costich Engineering, February 27, 2026*

Mr. Montalto presented this application.

He reviewed the rationale for the extension request that was included in his letter of February 27, 2026 (*see above*).

Mr. Brand asked about the length of time that Mr. Montalto was requesting for the extension. Mr. Montalto said that although the Town typically entertains 90-day extensions, the applicant is used to one-year extensions which they are envisioning, especially because the applicant and the engineering firm have been earnestly working on this application for the past two years. He said that his firm is also now working on two projects in the Town of Greece in Monroe County for exactly the same extension consideration. Mr. Montalto said that it is not only Farmington, but that the business climate has changed for larger industrial/office park projects in the region.

Mr. Montalto said that they would like to receive a one-year extension, but that if the board approves a 90-day extension then they will be back [for additional extensions]. He said that they are in talks with a potential user. He also said that any building would have to go through the Town's building permit process for compliance with updated codes, and that this step would happen regardless. He said that these are his thoughts on the rationale of the extension request.

Mr. Brand discussed the "Build New York" program from the early 2000s during which the Ontario County Industrial Development Agency was looking for a site for a 1 million-square-foot warehouse project in the Town of Farmington. He said that this project was subsequently built in Canandaigua.

Mr. Brand said that the Blackwood Industrial Park site in Farmington has been developing in pieces and that the Town has a limited amount of land that can be accommodated for industrial development. He said that two projects have been successfully located on the site (a steel company and MiniTech Framing Systems), that the Town has received no complaints about them, and that the planning also took several years for the nearby CountryMax warehouse to be planned and completed (on the southwest corner of Hook Road and Collett Road).

Mr. Brand said that there is a different business climate today—a competitive environment—and that Mr. Montalto is describing a negotiating process that is not easy. He said that the [further development of the Blackwood Industrial Park] is an investment of bricks and mortar which involves a lot of economic calculations. Mr. Brand said that the board should strongly consider some form of extension [of the applicant's approved plan].

Mr. Bellis said that he does not have a problem with a one-year extension, especially with the market that we have right now.

Mr. Hemminger said that he totally agreed and that he proposes that the Town staff draft a resolution for the board's consideration at the next meeting for a one-year extension.

■ **CONSENSUS:** It was the consensus of the board, with no objections, that the Town staff is directed to prepare a draft resolution for consideration at the next meeting on

March 18, 2026, for approval of a one-year extension of PB #0507-21: Final Site Plan Amendment Extension for the Union Crossing Development, LLC, application for Lot #R-2 of the Blackwood Industrial Park, 5636 County Road 8, 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.

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

7. **OPEN DISCUSSION**

Director of Planning and Development:

Mr. Brand provided the following information:

- A Public Hearing will be held at the next Planning Board meeting on March 18, 2026, for the Farmington Volunteer Fire Association Preliminary Site Plan and Special Use Permit applications (PB #2026-0201 and PB #2026-0202, respectively) for the interior renovation of 3,830 square feet in the existing Station #2 on the northeast corner of State Route 96 and Hook Road, and a 12,830-square-foot building addition to the south of the existing structure. Mr. Brand said that the State Environmental Quality Review (SEQR) 30-day coordinated review period will end on March 6, 2026, and that to date none of the identified SEQR Involved Agencies has expressed opposition to the Planning Board's intent to be named as the SEQR Lead Agency for making the environmental declaration. He said that it is expected that the Planning Board will designate itself as the SEQR Lead Agency at the next meeting and will direct the Town staff to prepare Parts 2 and 3 of the Full Environmental Assessment Forms (similar to the process that has been followed for the current Farmington Meadows Incentive Zoning Project).

Mr. Hemminger said that the board will expect that the Ontario County engineer, who has been designated as the engineer to represent the Planning Board on this application because the Farmington Volunteer Association has retained MRB Group for engineering services, will attend the April meeting. Mr. Brand said that he will confirm that the Ontario County engineer is aware of this. Mr. Brand also said that he would also like the County engineer to prepare the Full Environmental Assessment Forms.

- Eastman Savings and Loan, which operates a drive-up ATM facility at 1100 Corporate Drive and which owns an adjacent building, has notified the Town that representatives would like to meet with the staff. Mr. Brand said that no details have been provided and that he will keep the board posted on their plans when they become available.

- A meeting was held with a representative of New Energy Equity (Ontario CSG 1, LLC Solar Project, New Energy Equity, Lynn T. Fish Farm, 4494 Mt. Payne Road, PB #2025-0501 and PB #2025-0502). On August 6, 2025, the Planning Board determined that these applications for Preliminary Site Plan and a Special Use Permit were incomplete. Mr. Brand said that a copy of the Special Use Permit of the Sky Solar application was provided to the representative so that New Energy Equity would be aware of the Town’s requirements when the application is submitted to the Planning Board. Mr. Brand also said that the Preliminary Site Plan was discussed and that the applicant is working on the Town staff’s suggested modifications.
- Robert Laviano, the applicant for the Farmington Pointe/Laviano Incentive Zoning Project which was initially proposed at the Project Review Committee meeting on March 2, 2018, has contacted the Town that he would like to resume the consideration of this development on property located at 1600 Rochester Road (west side of State Route 332) in the vicinity of the Farmington Country Plaza, the Cobblestone Arts Center, Prosecco’s Restaurant and Carmen’s Way.

The initial plan called for a five-phase development of:

- Phase 1 Mixed Retail
- Phase 2 Assisted Living/Memory Care Facility
- Phase 3 Housing
- Phase 4 Housing
- Phase 5 Housing

Structures initially proposed:

Townhomes:
31 buildings, total of 165 units

Apartments:
5 buildings with 28 apartments per building, total of 140 units

Plaza:
1 building, 26,774 square feet

Coffee Shop:
1 building, 5,625 square feet

Mixed Retail:
6 buildings, total of 37,916 square feet

Assisted Living/Memory Care Facility:
1 building, 57,600 square feet

Mr. Brand said that the initial ambitious plan also included a new and larger United States Post Office.

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*

- The Town staff has contacted U.S. Congresswoman Claudia Tenney (NY-24) and New York Senators Charles Schumer and Kirsten Gillibrand for Congressional funding for pedestrian crossing improvements at the State Route 96 and Mertensia Road intersection, and for the construction of sidewalks on State Route 96 along the Farmington Market Center (Tops Supermarket) road frontage. Mr. Brand said that these pedestrian crossing improvements and sidewalk are long needed and overdue.
- A 10-lot subdivision has been proposed on Cline Road. Mr. Brand said that a meeting will be set with Town staff upon the return to work of Code Enforcement Officer Cadin Lloyd.
- Marrano Homes reported that all of the single-family home lots on County Road 41 have been sold and that construction will begin this summer.
- The single-family home construction in the Farmbrook Subdivision is going well. Mr. Brand said that he expects that the developer will have all 71 lots in the remaining section sold by this summer.

- The bid opening for the bridge project on Wood Drive which had originally been scheduled for March 12, 2026, has been postponed one week to provide contractors with additional time. Mr. Brand said that the contractors anticipate delivery delays associated the delivery of steel as a result of the tariffs which have been placed by the U.S. Government on imports.
- A draft Local Law has been prepared for a new section of the Town Code on the regulation of the use of e-bikes and mopeds. Mr. Hemminger said that the Town is aware of issues regarding these uses. Mr. Brand said that the Town has received photos of people riding across lawns and creating difficulties.
- Four applications have been submitted to compete for the Ontario County Infrastructure Grant. The Farmington application is for funding of a three-phased sanitary sewer capacity improvement project has been submitted. If approved, the first phase would reroute the sanitary sewer force main from Pump Station #1 at Finger Lakes Gaming & Racetrack to Beaver Creek Road, where it connects to a gravity sewer west of Beaver Creek Road, that continues into the town of Victor ending at the Sewer Treatment Plant on McMahan Road. The new force main will be constructed from Pump Station #1 and connect to the sewer interceptor line crossing underneath Beaver Creek, which has higher capacity. The second phase proposes the installation of a short section of sewer line parallel to an existing sewer line along Mertensia Road, near Pheasants Crossing. This phase is needed to provide greater capacity for the remaining three sections of townhomes at the Monarch Manor development and for new projects under consideration in the northwestern portion of the Town of Canandaigua. The third phase of the grant would provide funds for the replacement of pumps and electrical components at Pump Station No. 1. Mr. Brand said that Farmington is competing with other municipalities in Ontario County for the single grant award and that letters of support of Farmington's application have been submitted from McDonald's Restaurant, Finger Lakes Gaming & Racetrack, and 10 others. He said that Farmington's application shows strong support for funding as it meets the strategies for regional economic development.
- The Town staff continues the review of accessory structures and private garages.
- No new information has been received from the owner of the Farmington Market Center (Tops Supermarket Plaza) on development plans.
- Land is being cleared in an industrial site along County Road 41 near Quentonshire Drive for. Ms. Ruthven said that this is for American Equipment Tactical Construction.

Planning Board Members:

Mr. DeLucia asked if any energy/electricity/natural gas capacity have surfaced with the several new development projects which have been proposed. Mr. Brand said that these concerns may surface as the new projects move through the process.

Mr. DeLucia also asked about the Eastman Savings and Loan (ESL) ATM facility on Collett Road, and if this facility would be removed now that ESL is planning to take over the Generations Bank building on State Route 96. Mr. Brand said that he has no information at this time on ESL's plans. Mr. Hemminger said that perhaps ESL has plans for the building which they own on Collett Road which is adjacent to the ATM facility.

Mr. Viets asked about the former Unisource warehouse on the north side of Collett Road near the Hook Road intersection. Mr. Brand said that AJ Glass has moved its headquarters to this site. Mr. Hemminger requested that the Town staff monitor the site to make sure that there will be no outdoor storage. Mr. Viets asked if the current outdoor storage is temporary. Mr. Brand said that he will discuss this with Mr. Lloyd upon his return to work.

Mr. Bellis asked about the elimination of evening outdoor lighting on the site of the former KFC Restaurant on the east side of State Route 332, south of the State Route 332/State Route 96 intersection. He said that the driveway is dark which could lead to future problems. Mr. Hemminger said that there may be a new use coming to the building.

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 #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. VIETS, seconded by MR. BELLIS, that the meeting be adjourned.

Motion carried by voice vote.

The meeting was adjourned at 8:00 p.m.

The next regular meeting of the Planning Board will be held on March 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.