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.

RECEIVED
2026 MAR -5
TOWN CLERK'S OFFICE
TOWN OF FARMINGTON

Wednesday, February 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

Board Member Excused: 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:
Randy Bebout, P.E., Boehler Engineering, 70 Linden Oaks, Third Floor, Suite 15, Rochester, N.Y. 14625
Scott DeHollander, P.E., DeHollander Design, Inc., 7346 Dryer Road, Victor, N.Y. 14564—***R***
Douglas Doebler—***R***
Michael Phillips—***R***
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 4, 2026:

■ A motion was made by MR. BELLIS, seconded by MS. SOUSA, that the minutes of the Planning Board Meeting of February 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 February 17, 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 February 2026, commencing at 7:00 p.m., in the Farmington Town Hall, Main Meeting Room, 1000 County Road 8, Farmington, New York, 14425.

The agenda and meeting items are available on the Town of Farmington website: https://farmingtonny.gov/planning_board_agendas_resolutions.

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

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

3. NEW PRELIMINARY SITE PLAN

PB #2026-0203	New Preliminary Site Plan Application
Name:	Scott DeHollander, DeHollander Design, Inc., 7346 Dryer Road, Victor, N.Y. 14564; representing owner John Graziose, Gerber Homes and Additions, 1260 Ridge Road, Ontario, N.Y. 14519
Location:	Lot #2 of the Scout Plains Subdivision, 471 County Road 8, Tax Map #9.03-1-6.200
Zoning District:	A-80 Agricultural District
Request:	Request for Preliminary Site Plan approval for the construction of a single-family dwelling on Lot #R-2 of the Scout Plains Subdivis-

ion Tract (Tax Map Account #9.03-1-6200), located along the east side of County Road 8 north of Holtz Road.

On February 4, 2026, the Planning Board classified this application as a Type II Action under the State Environmental Quality Review (SEQR) regulations, determined that the application was complete, and then scheduled the public meeting for consideration of the application for this evening (February 18, 2026).

On February 11, 2026, the Planning Board's draft resolution for this evening's consideration were sent via email to the applicant Scott DeHollander and to the builder John Graziose of Gerber Homes and Additions.

Mr. DeHollander presented this application via remote video conference.

He said that this project is a straightforward plan for the construction of a single-family home on a two-acre lot with a conventional septic system, with good driveway access to County Road 8, and with good driveway sight distances.

Mr. DeHollander acknowledged receipt of the draft approval resolution which had been sent to him prior to the meeting, and that he has no issues with the draft conditions of approval.

Mr. Brand said that he sees no issues of concern with this application and that he has prepared a draft Preliminary Site Plan approval resolution for the board's consideration this evening.

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

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

TOWN OF FARMINGTON
PLANNING BOARD RESOLUTION

PB #2026-0203

APPLICANT: **Scott DeHollander, DeHollander Design, Inc.**
7346 Dryer Road, Victor, NY 14564

ACTION: **Preliminary Site Plan approval for the proposed construction of a single-family dwelling and related site improvements on a 1.87-acre parcel of land, identified as Tax Map Account 9.03-1-6.200, located along the east side of County Road 8, north of Holtz Road, in the Scout Plains Subdivision Tract.**

WHEREAS the Town of Farmington Planning Board (hereinafter referred to as Planning Board) tonight has received the above Action application from DeHollander Design, Inc.; and

WHEREAS the Planning Board tonight has reviewed the packet of information contained with the application which includes drawings number 1, 2 and 3, prepared by Scott DeHollander, P.E., DeHollander Design, entitled "Preliminary Site Plan Lot #R-2, Scout Plains Subdivision Tract," dated 12/2025, identified as Project Number 000125; and

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

WHEREAS the Planning Board and the Applicant has considered the draft resolution prepared by the Town's Director of Planning and Development.

NOW, THEREFORE, BE IT RESOLVED that the Planning Board grants Preliminary Site Plan Approval, with the following conditions:

1. Preliminary Site Plan Approval is granted for Tax Map Account 9.03-1-6.200 and based upon the above referenced drawings prepared by DeHollander Design; and

2. All details shown on Drawing Number 3 that reference 2024, are to be corrected showing the updated 2025 Appendices adopted January 14, 2025, since some of the Appendix numbers shown on the drawings have the former numbers; and

3. Drawing Numbers 1 and 3, The Typical Driveway Apron (new Detail, Appendix H-3.0, dated 2025), is to show the driveway apron pavement connecting to the edge of pavement on County Road 8 and not to the shoulder area along County Road 8. This driveway pavement is to be installed within one month of the opening of local blacktop plants, maintained during site construction and, if necessary, repaved to the County Highway Superintendent's acceptance prior to the issuance of a Certificate of Occupancy for the dwelling; and

4. Drawing Number 1, the driveway design, is to show the detail on (new) Appendix H-4.0, dated 2025, to the edge of pavement along County Road 8; and

5. All revisions made to Drawings Numbers 1, 2 and 3, are to be noted in each of the revision boxes along with the date the revisions are made and a brief description; and

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

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

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

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

BE IT FINALLY RESOLVED that certified copies of this resolution are to be sent to the applicant DeHollander Design Inc., attention Scott DeHollander, P.E.; the property owner John Graziose, Gerber Homes and Additions, 1260 Ridge Road, Ontario, N.Y. 14519; Garrett Beisheim, Jr. Engineer Ontario County Department of Public Works; Town staff; the Town Engineer; and a copy filed with the Town Development Office.

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

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

Motion carried.

4. SKETCH PLAN CONFERENCE

PB #2026-0000	Sketch Plan Conference
Name:	Randy Bebout, P.E., Boehler Engineering, 70 Linden Oaks, Third Floor, Suite 15, Rochester, N.Y. 14625; representing McDonald's Corporation, attn: Timothy Potter, 3300 Monroe Avenue, #14, Suite 327, Rochester, N.Y. 14618
Location:	6092 State Route 96, Tax Map #29.00-1-14.111
Zoning District:	GB General Business
Request:	Sketch Plan Conference for Preliminary Site Plan and Special Use Permit applications for the tear down and reconstruction of McDonald's Restaurant on the property.

Prior to the meeting, Mr. Bebout submitted the following information:

> On behalf of our client, McDonald's USA, LLC, we are pleased to submit the enclosed documents in support of our application for informal Planning Board review. We are providing the following:
>
> A. Letter of Intent, prepared by Bohler, dated 2/4/26.
>
> B. Site and Building Signage Details.
>
> C. Floor Plan and Building Elevations, prepared by Design UA, dated 8/18/25.
>
> D. ALTA Survey, prepared by Control Point Associates.
>
> E. Site Plan, prepared by Bohler, dated 9/16/25.
>
> **Introduction:**
> The applicant, McDonald's USA, LLC is proposing to redevelop the existing McDonald's restaurant site which is ±2.41 acres, located on the north side of State Route 96, one parcel west of the intersection with State Route 332. McDonald's corporation owns the property. It is anticipated the restaurant would be closed for ±3–4 months while the reconstruction occurred.
>
> **Existing Conditions:**
> The existing project site is currently developed with an operating McDonald's restaurant. The site has two existing full access drives, one each on State Route 96 and State Route 332. Public water and sanitary sewer are located along the frontage of NYS Route 96. Currently, the site drainage sheet flows to curb openings on both the west and east sides of the parking lot and then sheet flows to the rear of the site.
>
> **Proposed Project:**
> McDonald's proposes redeveloping the site with a new ±4,181-square-foot restaurant with a double lane drive through, new asphalt parking, concrete curbing\sidewalk, utilities, stormwater mitigation, site lighting, landscaping, signage, outdoor seating and a dumpster enclosure as depicted on the accompanying Site Plan.
>
> **Zoning:**
> The parcel is zoned GB, General Business. It's our understanding that the project requires site plan review and a Special Use Permit for the drive through operation. We anticipate the proposed layout will require area vari-

ances for number of parking spaces. There are (45) parking spaces proposed where (105) are required by code.

Building Architectural Design:
The proposed building façade will consist mainly of fiber cement siding with aluminum canopies over the doors and windows. The maximum building height will be ±18' 10". The dumpster enclosure will be constructed with CMU block (painted to match the building) with Trex gates.

Site Access:
The site currently has two existing access full access drives, one each on State Route 96 and State Route 332. The intent is to maintain the existing access drives as is and not make any modifications.

Stormwater:
It is anticipated that the project will disturb more than 1-acre of land; therefore, a SWPPP will be required, and the stormwater mitigation design will meet the requirements of the NYSDEC General Stormwater Permit. With the proposed redevelopment, we anticipate a slight increase in green space.

Water Service:
There is an existing public water main along the south side of State Route 96. Proposed is a new 2" domestic water service to serve the new building. The backflow prevention device will be located inside the building. Bohler will coordinate with Canandaigua–Farmington Water and Sewer Department to obtain approval for the proposed service and backflow devices.

Sanitary Sewer:
There is an existing sanitary sewer main along the frontage of NYS Route 96. Proposed will be two new 4" sanitary sewer laterals exiting the building, with a 500-gallon exterior grease interceptor being provided on the lateral from the kitchen. The two lines will be combined into one after the grease interceptor and then gravity flow to the existing sewer main. Bohler will coordinate with Canandaigua-Farmington Water and Sewer Department to obtain approval for the proposed sanitary lateral and grease interceptor.

Lighting and Landscaping:
New pole mounted dark sky compliant LED site lighting fixtures will be proposed to illuminate the site to provide consistent lighting levels for the parking and drive lanes. The layout will minimize light spillage at the property lines.

New plantings will be provided throughout the site consisting of shrubs, trees and ground cover. The intent would be to remove and/or trim some of the existing trees on the east side to improve visibility of the project site.

Signage:
Proposed signage will consist of maintaining the two existing road signs with all other signage being new. New signage will consist of new directional signs at the driveways, new drive through signage and building signage. It's proposed to have two directional signs at each driveway to guide customers. Drive through signage will include a double gateway sign, two digital pre-browse boards, two canopies w\speaker and two digital menu boards. Building signage will consist of three "Arch" logo's and two wordmark fascia signs. We anticipate the need for an area variance for the proposed building signage. Refer to sign details and building elevations included with this submission.

Schedule:
The intent is to complete construction in the spring\summer of 2029 once all municipal and agency approvals and permits have been obtained. It is estimated that the duration of construction will be approximately 3–4 months.

We look forward to presenting this information at the next available Town Planning Board meeting. If you have any questions, please do not hesitate to contact our office.

—Randy Bebout, P.E., Bohler Engineering, February 4, 2026

Mr. Bebout presented the concept of this application in the meeting room.

He began by providing a summary of the project as noted in the above information.

During discussion, Mr. Hemminger asked about the location of the drive-through. Mr. Bebout said that there will be two traffic lanes for the drive-through and that vehicles will be encouraged to circulate around the building. He said that the possibility of additional signage was discussed when the concept plan was presented at the Project Review Committee (PRC) meeting on February 5, 2026, and that the applicant is agreeable to having vehicles exit the site onto State Route 96 instead of coming out on State Route 332, as discussed at the PRC meeting.

Mr. Bebout said that a sidewalk would be constructed along the State Route 332 road frontage and that he will coordinate with the Town staff and the Town's Master Plan on where it should be positioned.

He said that nowadays a McDonald's Restaurant requires only about 35 to 45 parking spaces and that the use of the drive-through by customers accounts for approximately 60 percent of the business. Mr. Bebout said that the Town Code requires 135 parking spaces and that they have considered land-banking some parking spaces, even though they would never envision having to build them. He said that at one point during the planning they could fit all of the Town-required number of parking spaces onto the site through land-banking, which would not require a variance from the Zoning Board of Appeals if the land-banked parking were to be included on the site.

Mr. Bebout said that they are proposing no changes to the existing driveways into the site from State Route 332 and State Route 96. He also said that the existing signage on both roads will remain in place, that new building and driveway signage on the site are planned, and that they will relocate the canopies and menu boards. Mr. Bebout also said that the dumpster will match the existing building.

He said that the actual pavement area will be pulled in, and that otherwise they plan to match the west and east sides at the existing curb lines. He said that the paving could be a mill and resurface.

Mr. DeLucia asked about the entrances into the building. Mr. Bebout reviewed the locations of the customer entrances on the drawings which were displayed in the meeting room and on the remote video conference screen. He also displayed elevation renderings which showed the general theme of the design of the building which will include aluminum canopies above the doors. He said that this the McDonald's design for new stores.

Mr. Bebout said that they are proposing no changes to the existing stormwater drainage patterns and that they plan to just reconstruct what is there now. He reviewed the current drainage system on the drawing and said that part of the drainage crosses over onto an adjacent property and into an existing stormwater pond. He said that everything from the site sheet-flows and all ends up in the existing pond. Mr. Bebout said that it currently is hard to tell if there is an outlet to the existing pond.

He said that 1-1/2" water and 6" sanitary sewer mains are located on the south side of State Route 96. Mr. Bebout said that in a perfect world they plan to leave both of those lines in place but that they will check the conditions of the lines. He said that no sprinklers would be installed in the building because it is not planned to exceed occupancy requirements.

Mr. Bebout said that dark-sky compliant lighting will be installed and that several mature trees would be trimmed or removed to open up the visibility of the site.

Mr. Brand thanked Mr. Bebout and the owner of the property for their support of the Town's current Ontario County grant application for sanitary sewer infrastructure improvements.

Mr. Brand also asked that the applicant figure out how to include the land-banked parking spaces and consider making this area usable for open space. He also said that Town con-

cerns during the planning phase of this project will include the maintenance of the stormwater facility which is located off the applicant's property and on the adjacent property, and the redirecting of exiting traffic onto State Route 96.

Mr. Brand said that the applicant is aware of the Town requirements for the installation of sidewalks and streetlights on State Route 96. He said that residents have expressed concern regarding these topics.

Mr. Bebout said that when the store is closed for the new construction, the employees will transfer to other McDonald's locations in Manchester, Canandaigua and Victor—which are also operated by the owner—until the reopening. He also said that the owner is not proposing any change in the current hours of operation which are 5:00 a.m. to 1:00 a.m. He said that the project is now scheduled for a 2029 construction start and that they would like to get this project into the construction queue.

Mr. Brabant said that this application, as shown, is considered to be a redevelopment and that the New York State Department of Environmental Conservation (DEC) uses an increase in site disturbance or an increase in impervious surfaces as the measures of whether stormwater improvements are needed. He said that the concept plan shows that the applicant may not need stormwater improvements as required by the DEC, but this does not mean that the Town could not make such requirements.

Mr. Brabant said that we know that the Town will require an easement to the stormwater pond and a stormwater maintenance agreement. He also said that the applicant would have to show the ability to maintain stormwater for the entire property if a portion of the site drainage transverses onto the adjacent property.

Mr. Brabant also said that there would be an increase in the impervious surfaces if the parking area is increased from the current concept plan. He said that any increase in impervious surfaces would require stormwater improvements. Mr. Bebout asked if this would be required even if the additional parking spaces were to be land-banked. Mr. Brabant said that it is worthwhile to think of alternatives.

Mr. Bebout said that they will be before the Zoning Board of Appeals (ZBA) for a signage variance. Mr. Brabant said that the applicant may get a request from the Planning Board to handle stormwater improvements if a parking variance were not approved by the ZBA.

Mr. Walton asked about the parking area and the driveways. Mr. Bebout said that there would be no parking permitted against the building. Mr. Walton also asked about the height to the canopies. He said that the fire department's ladder truck needs to have positioning room at a distance away from the building in the event of a building collapse. He said that right now the space is tight. Mr. Walton said that the national standard for such space is the height of a building plus one-half of that, and that there must be room for the stabilization legs of the ladder truck if a building wall were to collapse. He said that the ladder truck would be needed for firefighters to get up onto the building, and that there is no problem for a pumper to get in, but the type of fire equipment to be used depends upon

where the fire is in the building. Mr. Walton said that he is not saying that it is wrong, but that we have to consider that we have people [firefighters] going up on the building.

Mr. Hemminger requested that the Town staff make sure that the fire department receives the plans for review when they are submitted. He also said that he can see the fire department response going in from State Route 96. Mr. Bebout said that there would be room [for the ladder truck] to set up on the northernmost drive lane. Mr. Hemminger requested that the Town staff makes sure that the fire department gets a good review [of the plans].

Mr. DeLucia asked if additional signage and island curbing are being considered for the driveway exit onto State Route 332 to encourage a right turn only for exiting vehicles. Mr. Bebout said no, and that their intent is to leave it [the State Route 332 driveway] as is.

Mr. Bellis asked if the concept plan has been sent to the DEC. Mr. Bebout said yes, and that the DEC had no comments.

Mr. DeLucia said that right-turn signage at the State Route 332 driveway would be appropriate. Mr. Bebout said that their intention is to leave it as is, but that he will run this by the McDonald's store operator.

Mr. Bellis asked about the number of vehicles which would be stacked in the drive-through lanes before they reach State Route 96. Mr. Bebout said that there probably could be 14 vehicles to the end of the concrete, with seven in each lane. Mr. Hemminger said that the board will need to know the number of stacked vehicles in the queue before they reach State Route 96. Mr. Bebout said that there could be 14 vehicles from the order window. Mr. Hemminger said that that the two drive-through lanes would merge into one lane at the pick-up window. He asked that Mr. Bebout provide the numbers of stacking in each lane and to the pick-up window.

Mr. Bellis asked if the New York State Department of Transportation (DOT) is okay with the driveways. Mr. Bebout said yes.

Mr. Hemminger said that Mr. Bebout will need to show the board the land-banked parking. Mr. Bebout said that they do not wish to show this, to avoid having to plan for additional stormwater management. Mr. Hemminger said that in this case a variance from the Town Code parking requirement would be needed from the ZBA.

Mr. Hemminger said that the board is considering the use of the property in the event that the site may not always be a McDonald's Restaurant, and that additional parking may be needed by a future owner. He said that we want to show what the parking might be, and that we need to show it. Mr. Hemminger said that this is the philosophy that the board needs to work on, so that future uses on the property are covered.

Mr. Hemminger also said that the existing stormwater pond must be reviewed to make sure that it is functioning. Mr. Brabant said that this will be done through the stormwater review

process. Mr. Hemminger said that if the existing stormwater pond is overtopping, we would not know this now because the area into which it may drained is undeveloped.

Mr. Hemminger said that the calculation of green space on the lot must be made after the land-banked parking is considered. He said that the percentage of required green space may not be possible if the land-banked parking creates the need for stormwater quality and quantity.

Mr. Hemminger also asked about the State Environmental Quality Review (SEQR) classification of this project. Mr. Brand said that the classification will be determined following receipt of the formal plans.

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

5. OPEN DISCUSSION

Director of Planning and Development:

Mr. Brand provided the following information:

- The Ontario County Infrastructure Grant 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 McMahon 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.

- Additional information has been submitted from the 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 this project will be discussed with a representative from

New Energy Equity next Wednesday to determine what has been submitted and what additional materials may be required.

- Mr. Lloyd has been contacted by a representative of Dimension Energy (Farmington NY CSG 1, LLC) Community Solar Project. The company has proposed a solar installation on approximately 50.5 acres at 5601 State Route 96. Mr. Hemminger said that an entrance road built to Town standards to support fire equipment access would be required if the entrance to the solar arrays were to be off from State Route 96. A formal application has not yet been received. This project was discussed at the Project Review Committee meetings on December 4, 2025; January 8, 2026; and February 5, 2026.

- The State Environmental Quality Review (SEQR) 30-day coordinated review period for the Farmington Meadows Incentive Zoning Project (Cook Properties) on the east side of State Route 332, north of County Road 41, ends on February 20, 2026 (PB #2026-0101 and PB #2026-0102). The Public Hearing before the Planning Board on this application is scheduled for March 4, 2026. Mr. Brand said that a detailed report on the project has been submitted by MRB Group and will be forwarded to the board. Mr. Hemminger said that he would also like to see something about Rochester Gas & Electric having adequate power available for the project.

- The Town staff met with applicant Edward Samoel and his engineer John Hotto of Land Tech Surveying & Planning on a proposed commercial flex space (commercial and apartment) building proposed along Gateway Drive. Mr. Brand said that Mr. Samoel is also the owner of WNY Commercial Storage & Flex Space off State Route 332, adjacent to the Park 'n'Ride lot on Plastermill Road and near the New York State Thruway Exit 44 entrance. Mr. Brand said that the new project will be presented to the Planning Board for concept discussion on March 4, 2026. Mr. Hemminger said that his biggest issue is that 26 apartments are planned on the upper floors (Floors 2 and 3) of the new building, and that only 32 parking spaces are currently shown on the concept plan. He said that this does not sound acceptable to him.

- Town staff met with Laura Donaldson of Bridges for Brain Injury to encourage her to consider alternatives to the proposed onsite wastewater treatment facility which had been proposed for their new location on County Road 8. Their application received Preliminary Site Plan approval with conditions on October 15, 2026 (PB #2025-0704). Mr. Brand said that alternatives were discussed because of the cost of constructing and operating the facillity, the amount of land area needed for such a facility, and ongoing maintenance of their originally proposed private wastewater facility. He said that Ms. Donaldson was grateful for the alternatives and that she would discuss them with her consulting engineer. Among the alternatives discussed are a storage tank facility which would be emptied periodically, a low pressure sanitary sewer, or future connection to the proposed sanitary sewer at the nearby future Paddock Landing Subdivision.

- The Farmington Volunteer Fire Association will be submitting a grant application for funding of a portion of the proposed renovation of, and addition to, Station #2 at 1225 Hook Road. Unrelated to that application is the current Special Use Permit and Preliminary Site Plan applications for which a 30-day coordinated review is underway under the provisions of the State Environmental Quality Review (SEQR) procedures, which will end on March 6, 2026. Mr. Brand said that the Public Hearing on this application before the Planning Board is scheduled to begin on March 18, 2026 (PB #2026-0202).

- In other reports:

  ■ Mr. Brand said that the Town staff is looking at a number of amendments to the Town Zoning Code (Chapter 144); and

  ■ That legal issues regarding the dedication of roadway through the Pintail Crossing project are being resolved and dedication should be soon. Related to the road dedication is the Wood Drive Bridge Replacement Project. That project's engineering firm has received approval from the New York State Department of Transportation to prepare formal bid documents and to solicit bids for the replacement of the bridge structure. Following dedication, the Pintail Crossing roadway will become the detour route for persons living along Wood Drive and Running Brook Lane; and

  ■ That there will soon be an update to the Town Zoning Map; and

  ■ That Mr. Brand met with Thomas Lyon, Ontario County Senior Planner, at which meeting he provided Mr. Lyon with a copy of the Farmington Sidewalk Trail Map and discussed the concepts for developing the 50-acre site just west of Town Park; and

  ■ That the owner of Farmington Market Center (Tops Supermarket Plaza) is looking for an explanation of the time involved to amend his original concept plan for the Incentive Zoning Project; and

  ■ That steel continues going up for the two buildings located at the Villager Construction project site along Loomis Road; and

  ■ That funding is being sought for the completing the pedestrian crossing improvements at the intersection of State Route 96 and Mertensia Road and the connection of sidewalks along the south side of 96 to the Tops Plaza entrance.

Zoning Officer:

Ms. Ruthven reviewed the Planning Board agenda for March 4, 2026, which includes the concept discussion of the commercial/apartments flex space project on Gateway Drive, the

Public Hearing for the Farmington Meadows Incentive Zoning Project, and an application for a single-family home on County Road 8.

Ms. Ruthven also said that today was the last day at Farmington for Construction Inspector Matt Heilmann who has taken a position with another municipality, and that Code Enforcement Officer Cadin Lloyd will be out of the office during the first week of March.

Town Engineer:

Mr. Brabant said the 2021 Town Zoning Map has been updated and will be submitted to the Town Clerk for her signature. He said that several current projects will be included on a subsequent update.

6. PUBLIC COMMENTS

None.

7. TRAINING OPPORTUNITIES

■ **MRB Group/Hancock Estabrook 2026 Municipal Bootcamp Trainings:**
For information: eric.hankin@mrbgroup.com
To register: https://mrbgroup.com/bootcamp

Session #2: February 26, 2026
From Big to Small—The Big Picture: Developing and Implementing Comprehensive Plans
6:00 p.m.–7:00 p.m.

Session #3: March 26, 2026
Getting It Together: The Basics of Running a Meeting and the Open Meetings Law
6:00 p.m.–7:00 p.m.

Session #4: April 23, 2026
Soaking Up the Sun: Solar and Battery Storage and the Local Review Process
6:00 p.m.–7:00 p.m.

Session #5: May 28, 2026
Water, Water Everywhere: The Impact of Wetlands on Development
6:00 p.m.–7:00 p.m.

Session #6: June 25, 2026
Zoning Board Basics: Roles of the Zoning Board in Community Development
6:00 p.m. to 7:00 p.m.

Session #7: July 23, 2026
Growing Intentionally: The Role of Local Leadership in Attracting Investment and Economic Development'
6:00 p.m.–7:00 p.m.

Session #8: September 24, 2026
A Storm Is Brewing: How Development Review Addresses Stormwater Management and Water Quality
6:00 p.m.–7:00 p.m.

Session #9: October 22, 2026
Funding Your Priorities: Developing and Managing Competitive Grant Applications
6:00 p.m.–7:00 p.m.

Session #10: December 17, 2026
Santa's Naughty and Nice List: The Best and Worst of 2026
6:00 p.m.–7:00 p.m.

■ **New York Planning Federation Professional Training Programs Recorded Webinars:**
For information: (518) 512-5270 or nypf@nypf.org

New York Planning Federation 2026 Annual Conference:
The Otesaga Resort Hotel, 60 Lake Street, Cooperstown, N.Y. 13326-1042
April 19–21, 2026
For information: (518) 512-5270 or nypf@nypf.org

■ **General Code e-Code**
Daily drop-in lunchtime training Q&A sessions plus webinars in several categories.
Information: https://www.generalcode.com/training/

■ **Future Training Opportunities Online:**
Ontario County Planning Department website now lists upcoming training:
https://www.co.ontario.ny.us/192/Training

8. ADJOURNMENT

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

Motion carried by voice vote.

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

The next regular meeting of the Planning Board will be held on March 4, 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 L.S.
John M. Robortella, Farmington Planning Board Clerk