Town of Farmington

1000 County Road 8
Farmington, New York 14425

PLANNING BOARD

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

Wednesday, April 15, 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:
Ronald L. Brand, Town of Farmington Director of Development and Planning
Paula Ruthven, Town of Farmington Zoning Officer
Collin Sowinski, Town of Farmington Engineer, MRB Group, D.P.C.—**R**

Attending:
Scott DeHollander, DeHollander Design, Inc., 7346 Dryer Road, Victor, N.Y. 14564
Don Giroux, 1602 Cornfield Circle, Farmington, N.Y. 14425
Mark Eagles, Cook Properties, 90 Airpark Drive, Suite 400, Rochester, N.Y. 14624
Shauncy Maloy, P.E., Passero Associates, 242 West Main Street, Suite 100, Rochester, N.Y. 14614
Michael Phillips—***R***
Kaedon Stickney, Clifton Springs, N.Y.
Allyn Wagner, 1431 Tudor Way, Farmington, N.Y. 14425

1. APPROVAL OF MINUTES

Minutes of April 1, 2026:

■ A motion was made by MR. BELLIS, seconded by MR. VIETS, that the minutes of the Planning Board Meeting of April 1, 2026, be approved.

Motion carried by voice vote.

2. LEGAL NOTICE

The following Legal Notice was published in the Canandaigua *Daily Messenger* newspaper on April 10, 2026:

LEGAL NOTICE

NOTICE IS HEREBY GIVEN that the Planning Board of the Town of Farmington will conduct a Public Hearing on the 15th day of April 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 application of:

PB #2026-0303: ADRIAN BELLIS, 5540 HOLTZ ROAD, FARMINGTON, N.Y. 14425: Tax Map Account 9.03-1-6.400. Requests Final Site Plan Amendment to allow a proposed Accessory Structure—a 4,320-square-foot, 25-foot-tall pole barn style private garage and related site improvements on the above referenced property. The property is zoned A-80 Agricultural.

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

By order of:
Ed Hemminger, Chairperson, 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; March 5, 2026; and April 2, 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 nonsignificance for the Incentive Zoning rezoning portion of the project (Town Board Resolution #423 of 2025).

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

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

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

SEQR Involved Agencies:
New York State Department of Transportation
New York State Department of Environmental Conservation

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

SEQR Interested Agencies:
Ontario County Planning Board
New York State Police—Troop E Headquarters
Farmington Volunteer Fire Association
Victor–Farmington Ambulance Corps
Ontario County Sheriff's Office
Victor Central School District—Transportation Department
Town of Farmington Environmental Conservation Board

The Public Hearings on these applications were opened on March 4, 2026, and were re-convened on March 18, 2026; and April 1, 2026. The Public Hearings were then continued to the meeting this evening.

On April 10, 2026, the applicant's engineering firm provided the following updated materials to the Planning Board and the Town staff:

1. Passero Associates response, dated April 9, 2026, to Ontario County Department of Public Works comments.

2. Updated Preliminary Engineer's Report, dated April 9, 2026.

3. Updated Stormwater Pollution Prevention Plan (SWPPP), dated April 8, 2026.

4. Updated Farmington Meadows Civil Plan, dated April 9, 2026.

5. Passero Associates response, dated April 9, 2026, to MRB Group engineering comment letter of February 16, 2026.

On April 10, 2026, the Planning Board's draft resolution for this evening's consideration was sent via email to the applicant Jeff Cook; and to Shauncy Maloy, P.E., and Edmund Martin, P.E., of Passero Associates.

Mr. Hemminger reconvened the Public Hearing on these applications.

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

Mr. Maloy said that Passero Associates submitted updated plans and reports, and a response to the MRB Group engineering comment letter of February 16, 2026 (*see* list above). He said that he understands that the Planning Board is not ready this evening to make a decision [on

the Overall Preliminary Subdivision Plat and the Overall Preliminary Site Plan] and that the applications will be continued to the next meeting on May 6, 2026.

Mr. Brand confirmed receipt of the updated materials from Passero Associates on April 9, 2026, and said that the updated materials are based on previous comments from the Town staff. He said that the updated materials were distributed to the Planning Board and the Town staff and that he hopes to have all staff comments on the revised drawings received shortly in preparation of a Planning Board action resolution on May 6, 2026, to approve the applications with conditions.

Mr. Sowinski said that MRB Group is now reviewing the updated materials and will provide engineering comments upon completion of the review.

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

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

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

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

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

PB #2026-0101	**Overall Preliminary Subdivision Plat**
PB #2026-0102	**Overall Preliminary Site Plan**
APPLICANT:	**Jeff Cook, c/o Cook Properties, 90 Airpark Drive, Suite 400, Rochester, N.Y. 14624**
ACTION:	**Continuation of the two (2) Public Hearings upon the mixed-use development of the Farmington Meadows Incentive Zoning Project to Wednesday, May 6, 2026.**

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

WHEREAS the Board, on Friday April 10, 2026, received from the Applicant's Engineers additional information including updated drawings and reports for the referenced Project; 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, May 6, 2026, commencing at 7:00 p.m. here in the Town Hall, to allow the Planning Board members and Town staff time to review this new information and to assemble all conditions of approval for the Board's consideration.

BE IT FINALLY RESOLVED that a certified copy of this resolution is to be provided to the Applicant, the Applicant's Engineers, Edmund Martin and Shauncy Maloy, at Passero Associates, Town Development Staff and the 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.

4. CONTINUED PUBLIC HEARINGS

PB #2026-0201 Preliminary Site Plan Application

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

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

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

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

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PB #2026-0202	Special Use Permit Application
Name:	Farmington Volunteer Fire Association, P.O. Box 25117, Farmington, N.Y. 14425 (Dan Walton, Fire Chief; Carol Trapasso, President)
Location:	1225 Hook Road; Tax Map #29.11-1-68.100
Zoning District:	Residential Single-Family (R-1-10); Major Thoroughfare Overlay District (MTOD)
Request:	Special Use Permit approval for the construction of a 12,830-square-foot addition to an existing Public Building and renovation of approximately 3,830 square feet within the existing 5,030-square-foot Fire Station #2, for a total new floor area of 18,310 square feet, for storing a large fire apparatus with four pull-through bays, a dedicated decontamination suite, four bunk rooms for overnight stays, and a large community room for use by the Fire Association and the public.

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

On February 4, 2026, the Planning Board determined that these applications were complete; that the State Environmental Quality Review (SEQR) 30-day coordinated review be held from February 5, 2026, to March 6, 2026; and that the Public Hearing on these applications be opened on March 18, 2026. The Public Hearings were then continued to April 1, 2026; and to the meeting this evening (April 15, 2026).

The identified SEQR Involved Agencies are:

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

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

On April 10, 2026, the Planning Board's draft resolutions for this evening's consideration were sent via email to the applicant Farmington Volunteer Fire Association Vice President

Scott Parker; to the applicant's consulting engineer Joseph Trabold of MRB Group; to other members of the fire department; and to the SEQR Involved Agencies.

Mr. Hemminger reconvened the Public Hearings on these applications.

Mr. Brand said that the Ontario County Planning Board did not recommend approval of the applicant's referral from the Town Zoning Board of Appeals (ZBA) for area variances for the signs which are proposed to be installed on the property associated with the Preliminary Site Plan, despite the fact that no signs would face State Route 96. Mr. Brand said that the ZBA will consider the applicant's sign area variance applications at their next meeting on April 27, 2026, and that upon ZBA action, the Preliminary Site Plan and Special Use Permit applications, which are now pending before the Planning Board, should be ready for Planning Board action.

Mr. Brand also said that the publication of the State Environmental Quality Review (SEQR) negative declarations for both the Preliminary Site Plan and Special Use Permit applications were published in the New York State Department of Environmental Conservation Environmental Notice Bulletins (ENBs), and that digital copies were sent via email to the Planning Board, the applicant and the applicant's engineer today (*see* Attachments #03 and #04 of the project abstract).

Mr. Brand said that the Town Board has retained an engineer from the Rochester firm of Labella Associates to serve as the engineer of record on behalf of the Planning Board for these applications [to avoid a conflict of interest because the Fire Association has retained MRB Group for engineering services, which is also the Town engineering firm].

Mr. Hemminger requested that Ms. Ruthven reach out to Labella Associates to make sure that the engineer of record will have feedback on the Fire Association's applications prior to the next meeting, and that the engineer of record should contact Mr. Hemminger if he or she has any questions.

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

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

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

■ A motion was made by MR. 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 VOLUNTEER FIRE ASSOCIATION
PRELIMINARY SITE PLAN AND SPECIAL USE PERMIT

PB #2026-0201	**Preliminary Site Plan**
PB #2026-0202	**Special Use Permit**
Applicant:	**Farmington Volunteer Fire Association, 1225 Hook Road, Farmington, N.Y. 14425**
	Mailing Address: P.O. Box 25117, Farmington, N.Y. 14425
ACTION:	**Continuation of the two (2) Public Hearings upon the Preliminary Site Plan and Special Use Permit for the above referenced applications to Wednesday, May 6, 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 previously has made a determination of non-significance, under 6NYCRR Part 617 of the State Environmental Quality Review Act (SEQR) Regulations; and

WHEREAS the Board has received additional testimony at tonight's Public Hearings; and

WHEREAS the Board is aware that the Town Zoning Board of Appeals has scheduled public hearings for Monday April 27, 2026, upon applications for area variances for signs associated with the proposed preliminary site plan application.

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, May 6, 2026, commencing at 7:00 p.m. here in the Town Hall, to allow the Zoning Board of Appeals time to act upon the pending area variances, and to allow Planning Board members and Town staff time to assemble all conditions of approval for the Board's consideration.

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

5. NEW PUBLIC HEARING—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 Accessory Structure—4,320-square-foot, 25-foot-tall pole barn style private garage—and related site improvements on the above referenced property.

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 18, 2026, Mr. Bellis submitted a new Planning Board application for this proposed construction.

On March 23 2026, Mr. Bellis submitted two new area variance applications to the Zoning Board of Appeals (ZBA): ZB #2026-0202 Height Variance and ZB #2026-0203 Accessory Structure Larger in Area Than Principal Structure. These applications were continued to April 27, 2026, by the ZBA.

On April 10, 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.

Prior to the meeting this evening (on April 14, 2026) Mr. DeHollander submitted a narrative in response to a previous Planning Board directive requesting a design drawing for alternate location(s) to the originally proposed accessory structure location. He wrote in his recommendation " . . . that the originally proposed location constitutes the least impactful and most practical siting option . . . " (*see* Attachments to Abstract #10 and #11).

Mr. Hemminger opened the Public Hearing on this application.

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. Brand asked the board for clarification if the draft resolution prepared for the Board's consideration tonight (i.e., preparation of the Full Environmental Assessment Forms Parts 2 and 3) should be based upon the original application information or upon the new material which was submitted by Mr. DeHollander.

Mr. Hemminger said that the board and the Town staff have not yet had an opportunity to review the new material which was just received today and that typically the board would continue an application to the next meeting to provide time for the board and staff review.

■ **CONSENSUS:** It was the consensus of the board to lay over this application until their next meeting on May 6, 2026, to provide time for the board and staff to review the new material.

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

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

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

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

Mr. Hemminger then instructed the Clerk to send a letter to the applicant and to his engineer identifying the laying over of the draft resolution that had been prepared for tonight's meeting to their next meeting on Wednesday May 6, 2026.

Mr. Bellis then returned to his place on the Planning Board dais.

6. CONTINUED FINAL SITE PLAN

PB #2026-0305 Continued Final Site Plan Application

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

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

Zoning District: A-80 Agricultural District

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

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

On March 27, 2027, and April 7, 2026, the Planning Board's draft resolution for this evening's consideration was sent via email to the applicant Scott DeHollander and to the builder John Graziose of Gerber Homes and Additions.

This application was originally on the Planning Board agenda on April 1, 2026. Mr. DeHollander, or a representative, did not attend that meeting either in person or on the remote video conference. The board then continued the application to tonigh't meeting.

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

Mr. DeHollander presented this application.

He said that the proposed new home on Lot #R-2 is conventional in its design, that it lends itself to the site, and that it will include a walk-out basement and connections to the Town water system. He also said that a septic system will be installed, and that all the conditions of Preliminary Site Plan approval have been addressed on the Final Site Plan drawings.

Mr. Brand said that a resolution has been prepared for the board's consideration this evening for the approval of the Final Site Plan with conditions.

Mr. Hemminger asked Mr. DeHollander if he received the draft Final Site Plan resolution prior to the meeting and if he agreed with the conditions of approval. Mr. DeHollander said yes.

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

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

TOWN OF FARMINGTON
PLANNING BOARD RESOLUTION

PB #2026-0305

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

ACTION: **Final 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 continued its deliberations upon the above Action 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 "Final 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; and

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

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

1. Prior to the issuance of a Certificate of Occupancy by the Town Code Enforcement Officer a copy of the Ontario County Highway Permit issued for the proposed driveway is to be provided.

2. The General Note shown on Drawing No. 1 that references the posted speed for Holtz Road and related site and stopping distances is to be removed as this site does not have access to or from Holtz Road.

3. The Revision Box on Sheet No. 1 is to be amended to include the above change (Condition No. 2) having been made and the date it was made.

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 then contact the Town Water Superintendent and the Planning Board Chairperson to sign the revised set of Final Site Plan drawings.

BE IT FURTHER RESOLVED that this Conditional Final 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 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	Aye

Motion carried.

7. Response to the Town of Canandaigua Town Board, re: Diamond Acres Planned Unit Development Rezoning:

Name: David Genecco/Diamond Acres Planned Unit Development

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

Zoning: Town of Canandaigua AR-2, CC, R-1-20

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

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

The Town of Canandaigua has requested the Town of Farmington's review and comments regarding this application by April 17, 2026, on the topics of:

1. Traffic and transportation impacts on shared or connecting roadways.

2. Stormwater management and drainage patterns that may extend beyond municipal boundaries.

3. Environmental resources, including wetlands, streams and habitat areas.

4. Infrastructure capacity (water, wastewater, utilities).

5. Compatibility with adjacent land uses and zoning within the Town of Farmington jurisdiction.

The applicant's engineer Ryan T. Destro, P.E., of BME Associates, summitted the following information about this project to the Town of Canandaigua Planning Board:

> This proposal is for the rezoning of ±75 acres which are located along the west side of NYS Route 332 to the south of Canandaigua–Farmington Townline Road at the northern limits and to the north of Purdy Road at the southern limits to the Planned Unit Development District (PUD). The subject parcels arc located within the Town of Canandaigua's Mixed Use Overlay District #2 (MU0-2). The proposed PUD represents a mixed-use development containing the following residential and commercial uses:
>
> - Multi-Family Residential: 226 residential townhome rental units in 32 buildings (±50.9 acres)
>
> - Single-Family Residential: 9 for-sale, single-family lots (±6.7 acres)

- Commercial (6 lots with access to NYS Route 332):
  Lot 1: containing the existing Genecco's Farm Market (±3.8 acres)

  Lot 2: proposed commercial lot (use to be determined) (± 1.2 acres)*

  Lot 3: proposed commercial lot (use to be determined) (± 1.2 acres)*

  Lot 4: proposed commercial lot (use to be determined) (± 1.2 acres)*

  Lot 5: 259 proposed mini-storage units in seven (7) mini-storage buildings (±3.7 acres)

  Lot 6: containing the existing Genecco Produce structures (±4.3 acres)

  *The proposed allowable commercial uses are intended to be consistent with those enumerated within the PUD Planned Unit Development District Regulations of the Town Code (Article V, Section 220-28).

The residential components are located to the west of the proposed commercial uses on the subject property. Access to the residential portion of the project will be via a new public road connection bisecting the property from north to south connecting Canandaigua Farmington Townline Road and Purdy Road. Private roads serving the multi-family residential uses are proposed off the main public road right of way. Mobile Road is proposed to be dedicated to the Town of Canandaigua to provide a third access point via the existing connection to NYS Route 332 to serve the single-family residential portion of the development.

The enclosed PUD Sketch Plan has been designed to have the commercial components located along the NYS Route 332 commercial corridor with access to the state highway. The proposed single-family residential lots have been located at the southern end of the proposed PUD development to be adjacent to the existing single-family residential lots which have frontage on Mobile and Purdy Roads. This allows for a transition from single-family lots to the proposed multi-family residential component of the PUD development from south to north. The multi-family residential townhome structures extend to Canandaigua Farmington Townline Road mirroring the Stone Hedge Village Townhouses community on the north side of the road.

Resident amenities proposed within the proposed PUD development include:

- Community Clubhouse

- Guest parking areas

- Street trees
- Streetlights
- Cluster mailbox locations
- Open Space areas for active and passive recreation opportunities.
- Public concrete sidewalk along the proposed public road connecting Canandaigua–Farmington Town Line Road to Purdy Road.
- Public stone dust trail connecting Canandaigua–Farmington Town Line Road to Purdy Road.

—Ryan T. Destro, P.E., BME Associates
February 27, 2026

At the request of the Planning Board at their previous meeting, Mr. Brand prepared a draft letter of response, under Mr. Hemminger's signature, from the Farmington Planning Board to the Canandaigua Town Board. Mr. Brand said that the Canandaigua sketch plan was reviewed by various Farmington department heads and that a number of Farmington comments have been included in the response letter for the attention of the Canandaigua Town Board as they consider the rezoning, transportation, public water, and sanitary sewer issues.

Mr. Brand said that Farmington also expressed strong support for the completion of the Auburn Trail connection from its current terminus at Canandaigua–Farmington Town Line Road in Farmington to its connection to the Ontario Pathways Trail, located on Main Street in Canandaigua. He also discussed the sanitary sewer which will need to connect to the interceptor in the Farmbrook Subdivision Tract and which would not be in the vicinity of the Mountain Ash Drive connection.

Mr. Hemminger said that a resident of Mountain Ash Drive last night spoke to the Town Board about having sewage backup into their homes and suggested that a complete rebuild of the sanitary sewer infrastructure along State Route 332 may be needed. He also said that the sanitary sewer from the Canandaigua proposal would not be in the vicinity of Mountain Ash Drive.

Mr. Hemminger also said that the Farmington Highway Superintendent expressed concern about additional traffic from the Canandaigua project onto New Michigan Road and at the New Michigan Road/County Road 41 and New Michigan Road/Mertensia Road intersections. Mr. Hemminger said that adding more traffic in these areas could be a mess.

Mr. Hemminger said that the draft response letter, which was prepared by Mr. Brand, was distributed to the Planning Board and to the Town staff prior to the meeting this evening.

■ **CONSENSUS:** It was the consensus of the board to approve the response letter as prepared by Mr. Brand, as follows, and to direct the reply to the Canandaigua Town Board and others on the distribution list. The letter is addressed to Kristin Smith, Town of Canandaigua Planning and Zoning Department:

Kristin Smith
Town of Canandaigua
5440 Routes 5 & 20 West
Canandaigua, New York 14424

Re: Response to Sketch Plan Application to Consider PUD Zoning, Diamond Acres Project

This letter is in response to the memorandum dated March 25, 2026, from Town of Canandaigua Town Clerk/Receiver of Taxes Crystelyn Laske to Farmington Town Clerk Michelle Finley regarding a request for intermunicipal comments, on a list of specific topics, relating to the Diamond Acres PUD application in the Town of Canandaigua.

The following topics were identified as potential intermunicipal impacts:

Traffic and transportation impacts on shared or connecting roadways.

A Traffic Impact Statement (TIS) would be helpful in evaluating the anticipated effect this project could have on improvement that may be necessary for the Canandaigua–Farmington Town Line Road. The following transportation impacts include:

(a) Pavement widening, lane markings and traffic signal adjustments at the intersection of State Route 332 and Canandaigua/Farmington Town Line Road. This project proposes an unknown volume of peak hour trip generations and turning movements within this stacking area of the Town Line Road.

(b) The type of commercial business that would be allowed on Lot #1 that could adversely contribute to the high-peak hour traffic volumes to and from the Town Line Road in this area.

(c) Identification of a proposed pedestrian system along the south side of the Town Line Road and connections to the existing sidewalk/trail located along the north side of Town Line Road. Will there be separate pedestrian crossings for the connection to a continuation of the Auburn Trail Extension and for the dead end shown for the sidewalk?

(d) The TIS should identify a proposed pedestrian system along the south side of the Town Line Road and connections to the existing sidewalk/trail located along the north side of Town Line Road. The number of pedestrian crosswalks in this area should be limited. We also support the installation of pedestrian crosswalk signals in this area of the Town Line Road.

(e) We support a sidewalk connection along the south side of the Town Line Road between this project and the Stablegate Subdivision Tract located to the west.

(f) We support the continuation of the Auburn Trail Extension from the Town of Farmington into the Town of Canandaigua as is indicated on the sketch plan drawing.

(g) We support the continuation of public sidewalks between the Town Line Road and Purdy Road, in the manner recommended in the recently adopted GTC State Route 332 and Route 96 Sub-Area Study prepared for the Towns of Canandaigua and Farmington, which recommends the installation of "Complete Streets" along the major gateway corridor (State Route 332) to the Finger Lakes Region.

(h) We support the Canandaigua Town Board's Resolution #2017-287 adopting a Town of Canandaigua Complete Streets Policy and the contribution this project can make to implementing this policy.

(i) We support the need for a joint review to determine when continued development of land along the Canandaigua–Farmington Town Line Road would necessitate the creation of a streetlighting district (or districts) to better define the various intersections and crosswalks.

(j) Our Town Highway Superintendent requests that a TIS including an evaluation of trip distribution from this project through the intersections of New Michigan Road and County Road 41, and the intersection of State Route 96 and Mertensia Road.

Stormwater management and drainage patterns that may extend beyond municipal boundaries.

We believe both Towns existing MS4 Programs and land use controls will adequately provide mitigation of the site's stormwater management and that the drainage divide patterns in this area will not be adversely impacted.

Environmental resources, including wetlands, streams and habitat areas.

(a) The proposed Sketch Plan drawing identifies a significant number of new residential dwellings but little in the way of on-site recreational opportunities. We remain concerned that there will be a lack of such land use being proposed for this site, as there was for the nearby Stablegate Subdivision Tract which could contribute to the additional use of the two closest town-owned parks (Beaver Creek and The Grove) to the Diamond Acres project site.

(b) As further information becomes available from the applicant's engineers on the delineation of on-site freshwater wetlands there may be additional comments on the proposed project's design as it relates to wetlands, streams and habitat areas.

Infrastructure capacity (water, wastewater, utilities).

(a) Public sewer is to be designed to extend from the manhole behind 5550 Purdy Road, where the existing invert is approximately 12.5 feet deep and connect to the Interceptor Sewer Line located northeast of the project site in the Farmbrook Planned Subdivision Project.

(b) The dead end watermain is to be eliminated and the water main is to connect Mobile Road to the transmission main with a check valve vault being installed.

(c) Provide taps off of the new transmission main for all three side roads and loop together to provide redundant feed options.

(d) The proposed six-/eight-unit residential buildings along both sides of the main road, between Purdy Road and the Canandaigua–Farmington Town Line Road, may be directly tapped to the transmission main.

(e) Only one tap will be allowed per building. There is to be a split for separate services to each unit with each building's utility room.

(f) No trees are to be planted within fifteen (15) feet of water or sewer lines and vaults.

(g) All water service connections are to be installed at the end of each building such that they are outside of asphalt/parking lot areas.

(h) The applicant should be aware that, per the district mapping shown on the Ontario County Tax Maps, it appears the site is within a water district (this should be verified) but not entirely within a sewer district. The formation of a sewer district or an extension of an existing

sewer district will be required as part of this project. As part of the PUD rezoning application, which is the next step of PUD approval, the applicant should submit preliminary designs of the sewer and water utilities to the Canandaigua–Farmington Water/ Sewer for review and approval.

Compatibility with adjacent land uses and zoning within your jurisdiction.

The proposed mix of single-family, multiple-family and commercial land use in the Town of Canandaigua is deemed to be generally compatible with the existing commercial land use in the neighborhood along the north side of the Canandaigua–Farmington Town Line Road and along the west side of State Route 332.

We appreciate the opportunity to provide the Canandaigua Town Board with our initial comments early in the formal rezoning process and look forward to providing additional comments as this project continues to develop. In the meantime, please reach out to our Town's Director of Planning and Development with any concerns relating to this response.

Sincerely,

Edward Hemminger, Chairperson
Town of Farmington Planning Board

c: Michelle Finley, Farmington Town Clerk
Farmington Town Board (Ingalsbe, Herendeen, Bowerman, Lamparella, Guilfoil)
Farmington Town Planning Board and Clerk of the Board (Bellis, DeLucia, Hemminger, Sousa, Viets)
Farmington Recreation Advisory Board (Larue, Thompson, Meck, Brown)
Farmington Environ. Conservation Board (White, Cretekos, Pechler, Yourch, Charland, Sousa, Phelan)
Sean Murphy, Town Highway Superintendent
Aaron Bissell, Town Water & Sewer District Superintendent
Ronald Brand, Director of Planning & Development, Town of Farmington
Cadin Lloyd, Town Code Enforcement Officer
Paula Ruthven, Town Zoning Enforcement Officer
Lance S. Brabant, CPESC, MRB Group, D.P.C., National Director of Environ. and Planning Services
Crystelyn Laske, Canandaigua Town Clerk/Receiver of Taxes
Canandaigua Town Board (Cotter, Casey, Ellis, Hall, Sauter)
Kristin Smith, Town of Canandaigua Zoning Inspector/Planner
James Fletcher, Canandaigua Town Highway and Water Superintendent
Daniel Depriore, Canandaigua Director of Planning
Greg Hotaling, P.E., MRB Group, D.P.C., Canandaigua Town Engineer
Matthew Oravec, P.E., Region 4 Permit Administrator, NYSDOT

Mr. Hemminger extended thanks to Mr. Brand for preparing the draft of the Farmington response to the Canandaigua Town Board.

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

9. OPEN DISCUSSION

Director of Planning and Development:

Mr. Brand provided the following information:

- Additional information has been received from the applicant of the New Energy Equity (Ontario CSG 1, LLC, Solar Project, Lynn T. Fish Farm, 4494 Mt. Payne Road, PB #2025-0501 and PB #2025-0502). Mr. Brand also said that a letter was received today from MRB Group and that these applications (Preliminary Site Plan and Special Use Permit) are expected to be on the Planning Board agenda on May 6, 2026.

  In addition, application materials for the Dimension Energy (Farmington NY CSG 1, LLC, Community Solar Project, 5601 State Route 96) also have been submitted. Ms. Ruthven sent the application, this afternoon, to Mr. Brand, MRB Group and John Robortella, and it is also expected to be on the May 6th Planning Board agenda.

- O'Reilly Automotive, Inc., doing business as O'Reilly Auto Parts, has expressed interest in the vacant Griffith Building on the north side of State Route 96, west of the State Route 332/State Route 96 intersection. Mr. Brand said that representatives of the company may consider demolishing it and constructing a new building. Mr. Brand said that the company is also looking at the Lefrois property on the south side of State Route 96 and is interested in coming into this area. Founded in 1957 by the O'Reilly family, O'Reilly Auto Parts operates more than 6,400 stores in 48 states, Puerto Rico, Mexico and Canada.

- No new information has been received yet from Empire State Development regarding Farmington's selection by Ontario County, from the applications of several municipalities, for the 2026 Ontario County Infrastructure Grant.

  If approved by the State, the first phase would reroute the sanitary sewer force main from Pump Station #1 at Finger Lakes Gaming & Racetrack to Beaver Creek Road, where it connects to the gravity sewer interceptor west of Beaver Creek Road, that large sized interceptor line continues to flow west 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 a 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.

- On April 14, 2026, the Town Board approved a six-month moratorium on the construction of accessory structures. The moratorium will begin upon the filing of the Local Law in the New York Department of State.

- The Town Board will hold a Public Hearing on April 28, 2026, on a new chapter of the Town Code (Chapter 77) on the use of e-bikes, e-scooters, mopeds, motor-bikes, golf carts, etc., within the Town. At the previous meeting, Mr. Brand said that he has been working with the Ontario County Sheriff's Office and the New York State Police Troop E to avoid having the proposed new Town regulations conflict with the State's Motor Vehicle Laws. He said that this proposal is in response to residents' concerns about the use of these types of vehicles on public sidewalks, trails and parklands.

- On April 14, 2026, the Town Board authorized the Supervisor to sign paperwork to award the contract for the replacement of the Wood Drive bridge. It was noted that the contractor already knows that it will take several months to prepare a new box culvert and to have it delivered. In the meantime, preliminary work will begin at the site. Following the dedication of Pintail Crossing to the Town, motorists will be able to use Redfern Drive and Running Brook Road during the complete closing of Wood Drive for the new bridge construction.

- Villager Construction has applied to the Zoning Board of Appeals for an area variance for the installation of solar panels on the roof of their new maintenance building under construction on their site along Loomis Road. The Planning Board approved the Final Site Plan on June 4, 2025 (PB #2025-0503, T&M Properties of WNY, LLC). Mr. Brand said that the site's material storage and contractor's yards have been cleaned and that much of the concrete which was hauled to the site from a project on the New York State Thruway has been stored properly in the yard.

Zoning Officer:

Ms. Ruthven said that a Site Plan application is expected to be submitted to the Planning Board for construction of a warehouse on County Road 41 near the intersection with Quentonshire Drive.

Ms. Ruthven said that Amanda Gonzalez-Lyke is now working as a new staff member in the Building Department.

She also said that letters have been sent to the applicants of the Sky Solar Commercial Drive and Paddock Landing projects informing them of time extension deadlines which are approaching. For the Paddock Landing Incentive Zoning Project, for which the fourth extension of time will expire on May 9, 2026, a request letter must be received by April 29, 2026, to be placed on the Planning Board agenda on May 6, 2026. For the Sky Solar Commercial Drive project, for which the fourth extension will expire on July 13, 2026, a request letter must be received by June 22, 2026, to be placed on the Planning Board agenda on July 1, 2026.

Planning Board Members:

Mr. Hemminger said that the Building Department has been requested to inspect the AJ Glass facility site, located along the north side of Collett Road, regarding their outdoor storage of materials; and to inspect the CountryMax warehouse site, at the southwest corner of Collett Road and Hook Road, regarding the continued parking of a construction trailer and outdoor storage of building materials. Mr. Hemminger said that the Certificate of Occupancy for CountryMax has already been issued and a construction trailer is no longer be needed and should be removed.

10. PUBLIC COMMENTS

None.

11. TRAINING OPPORTUNITIES

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

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

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

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

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

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

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

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

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

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

12. ADJOURNMENT

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

Motion carried by voice vote.

The meeting was adjourned at 7:30 p.m.

The next regular meeting of the Planning Board will be held on May 6, 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,

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