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, May 20, 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
Sean Murphy, Town of Farmington Highway Superintendent
Paula Ruthven, Town of Farmington Zoning Officer
Elliot Sowinski, Town of Farmington Engineer, MRB Group, D.P.C.

Attending:
George Cretekos, representing the Farmington Environmental Conservation Board
Scott Parker, representing the Farmington Volunteer Fire Association
Michael Phillips, 1110 County Road 8, Farmington, N.Y. 14425—***R***
Mikala Smith, representing Jacob Berardi, North American Sales/Rentals Flex Storage, 7005 Appletree Avenue, Bergen, N.Y. 14416—***R***
Allyn Wagner, 1431 Tudor Way, Farmington, N.Y. 14425

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1. APPROVAL OF MINUTES

Minutes of May 6, 2026:

■ A motion was made by MR. BELLIS seconded by MS. SOUSA, that the minutes of the Planning Board Meeting of May 6, 2026, be approved.

Motion carried by voice vote. Mr. Viets abstained due to his absence from the meeting on May 6, 2026.

2. LEGAL NOTICE

None.

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.

The discussion and consideration of the applications of the Farmington Meadows Incentive Zoning Project (PB #2026-0101 and PB #2026-0102) were held concurrently.

The Public Hearings on these applications were opened on March 4, 2026, and were re-convened on March 18, 2026; April 1, 2026; April 25, 2026; and May 6, 2026. The Public Hearing was then continued to the meeting this evening (May 20, 2026).

On May 6, 2026, the Planning Board approved the Overall Preliminary Subdivision Plat with conditions (PB #2026-010) and the Overall Preliminary Site Plan (PB #2026-0102) with conditions.

Mr. Hemminger said that the purpose of reconvening the Public Hearing this evening was to formally close the hearings.

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

■ A motion was made by MS. SOUSA, seconded by MR. BELLIS, that the Public Hearing be closed.

Motion carried by voice vote. The Public Hearing on PB #2026-0101 and PB #2026-0102 was closed.

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 Hearing was then continued to April 1, 2026; April 15, 2026; May 6, 2026; and to the meeting this evening (May 20, 2026).

On May 6, 2026, the Planning Board approved the Preliminary Site Plan with conditions (PB #2026-0201) and the Special Use Permit with conditions (PB #2026-0202).

Mr. Hemminger said that the purpose of reconvening the Public Hearing this evening was to formally close the hearing.

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

■ A motion was made by MR. BELLIS, seconded by MR. VIETS, that the Public Hearing be closed.

Motion carried by voice vote. The Public Hearing on PB #2026-0201 and PB #2026-0202 was closed.

5. CONTINUED 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).

(*See* Planning Board minutes, April 15, 2026, pp. 10–11, for actions on a previous version of this 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 15, 2026, Mr. Hemminger opened the Public Hearing on this application. The Public Hearing was then continued to May 6, 2026, and to the meeting this evening (May 20, 2026).

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.

At the previous meeting, the board requested that Mr. Brand prepare drafts of the Full Environmental Assessment Forms (Full EAFs) Part 2 and Part 3 for this application. Mr. Hemminger said that Mr. Brand prepared a draft of only the Full EAF Part 2 because Mr. Brand determined that three items were classified as "Moderate to Large Impact May Occur," and as such he could not complete the Full EAF Part 3 which would have determined a State Environmental Quality Review (SEQR) positive environmental declaration without mitigation of the three items. Mr. Hemminger then read aloud the following excerpts of Section 17 and Section 18 of the Full EAF Part 2 which indicate "Moderate to Large Impact May Occur":

17. Consistency with Community Plans

a. The proposed action's land use components may be different from, or in sharp contrast to, current surrounding land use pattern(s).

c. The proposed action is inconsistent with local land use plans or zoning regulations.

18. Consistency with Community Character

e. The proposed action is inconsistent with the predominant architectural scale and character.

Mr. Hemminger said that Mr. Brand provided the four board members who will vote upon this application an explanation of the "Moderate to Large Impact May Occur" classifications. Mr. Hemminger said that the board members tonight must determine if they agree with these classifications, and if so, to request that the applicant come up with mitigation plans for them.

Mr. Hemminger said that the three classifications seem to be reasonable because of the size and the height of the proposed Accessory Structure.

Mr. Viets said there are other garages or accessory structures, such as one about two houses away from this site, taller than 15 feet, so it would be better left to the Zoning Board of Appeals (ZBA). However, for the SEQR Mr. Viets said that this is something that Mr. Bellis could provide to the Planning Board [for the mitigation of the "Moderate to Large Impact" classifications].

Mr. Hemminger said that if the Planning Board can mitigate these three items, then the Planning Board could complete the Part 2 FEAF and the Part 3 FEAF allowing for a SEQR negative declaration and refer the application to the ZBA for their findings and determinations on the area variance applications.

Mr. DeLucia and Ms. Sousa agreed with the comments of Mr. Viets. Mr. Hemminger said that mitigation would typically be trees in most cases.

Mr. Hemminger said that the board members are coming to the same conclusion that the items can probably be mitigated by trees—not starter trees, but decent size trees—that could be there, and grow from there quickly, to get Mr. Bellis through the SEQR piece and then to the ZBA where they would make their determination.

Mr. Bellis asked about the location of the trees.

Mr. Brand said that the trees should be planted where they're adjacent residential structures to the north and to the west.

Mr. Bellis said that there is a pre-existing hedge line of trees to the east.

Mr. Hemminger said that at one time a berm was considered, but that Mr. Viets thought that a berm might cause runoff issues or aggravate drainage in the area, and that probably trees would be better on the north and west sides.

Mr. Bellis said that his packet which has already been submitted showed the trees which have been planted. Mr. Hemminger said that the board would like a landscaping plan to see what will be done for screening. Mr. Bellis said that this is already on the engineer's plan. Mr. Hemminger said that they will look at this to determine if there is enough detail of the trees on the plan to actually do the screening.

Mr. Hemminger said that first the board has to get through the SEQR process. He said that if the mitigation of the three items is trees, and that the board agrees, then we can move that [to the ZBA] with a comment that there will be tree planting which will mitigate these three items. At that time, Mr. Brand could then prepare the Full EAF Part 3 with a negative declaration. Mr. Hemminger said that a possible schedule would be for the Planning Board to accept the Full EAFs Part 2 and Part 3, with mitigation, at the June 3rd meeting, and refer the application to the ZBA for its meeting later in June. Mr. Brand said that this schedule is right on.

Mr. Hemminger also asked about an unregistered trailer on the property, if it is used for storage, and if the trailer would be removed after the accessory structure is built. He said that this is a Code issue. Mr. Bellis said that there isn't anything in the Code that says you cannot have storage containers. Ms. Ruthven said that up to this point the Town has received no complaints about the trailer.

Mr. Hemminger said that the fire department asked if the driveway was substantial enough to handle fire equipment to get back to the accessory structure. Elliot Sowinski said that this application was not actually referred to MRB Group, and as such a definite engineering response cannot be provided this evening. He suggested that the driveway review be referred to the Town Fire Marshal for determination of the fire access requirements. Mr. Hemminger said this review could be made during the board's final review of the application following the ZBA determinations. Mr. Bellis said that his engineer submitted information on the new driveway. Mr. Hemminger said that he does not know if this is enough, but that the board will look at this following the ZBA determinations.

Mr. Brand said that the draft Full EAF Part 2 cannot be accepted with conditions, and this action cannot go in this direction until the board has received the applicant's landscaping plan, as requested this evening, which is to provide screening on the north and west sides. Mr. Hemminger said that Mr. Brand can submit the Full EAF Part 3 once the landscaping plan is received and accepted by this Board.

Mr. Bellis said that a landscaping plan was in the packet of material which was submitted by his engineer. Mr. Hemminger said that he did not think that there was enough screening on the north and west sides, and that the board needs to have an updated plan which will show larger trees on the north and west sides. He said that the board could address SEQR at the next meeting if the updated landscaping plan is submitted quickly enough. He said that we do not

want to make a [SEQR] determination tonight without the updated landscaping plan that will mitigate the impacts on the north and west sides.

Mr. Bellis asked about what is being required. Mr. Hemminger said that this would be a landscaping plan that would mitigate the north and west sides, with enough sizes of trees that would break that up so that the neighbors would not see it.

Mr. Bellis asked if the existing hedgerow to the west toward County Road 8 would count toward this mitigation. Mr. Brand said only if it provides mitigation for that area, which he said is very visible along County Road 8.

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 on this application this evening.

■ A motion was made by MR.VIETS, seconded by MR. DELUCIA, that the Public Hearing be continued to June 3, 2026.

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

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

Motion carried.

Following the voting, Mr. Bellis asked about how far down on the west side is the board asking for screening. Mr. Hemminger said that something that will screen the whole thing to break it up so the neighbors do not see it [the accessory structure]—so probably the whole side.

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

6. NEW PRELIMINARY SITE PLAN

PB #2026-0503 **New Preliminary Site Plan Application**

Name: Jacob Berardi, North American Sales/Rentals Flex Storage

Location: Tax Map #41.07-1-28.100, located along the south side of County Road 41, between 5829 and 5815 County Road 41.

Zoning District: PD Glacier Lakes Water Park Planned Development

Request: Preliminary Site Plan approval to construct a 16,000-square-foot storage warehouse facility and related site improvements; determination whether application may be accepted for public review; State Environmental Quality Review (SEQR) classification; submittal to Ontario County Planning Board; and scheduling a Public Hearing.

On May 14, 2026, the Planning Board's draft resolution for this evening's consideration was sent via email to the applicant Mr. Berardi, and to his engineer Matt Tomlinson of Marathon Engineering.

Prior to the meeting, Mr. Tomlinson provided the following information:

> The project is located on the south side of County Road 41, approximately ½-mile east of State Route 332. The proposed project is the construction of a 16,000-square-foot storage warehouse facility on the south side of County Road 41, approximately ½-mile mile east of State Route 332. The building will have four loading docks and two at-grade overhead doors. Associated parking facilities include 13 parking spaces for standard vehicles and nine dedicated parking spaces for box trucks and smaller tractor trailers. A new point of access will be installed off of County Road 41 along with a sidewalk the width of the property. Additionally, the property will be enclosed with a security fence and slide gate at the front entrance.
>
> Private utility services will be extended to the building and stormwater management facilities installed in accordance with NYSDEC requirements.
>
> Pending approval timeline, the project is expected to be completed by late Fall 2026.
>
> The project location is within the MTOD Major Thoroughfare Overlay District. The new driveway conforms with the standards and design criteria.
>
> *—Matt Tomlinson, Partner, Marathon Engineering*
> *April 9, 2026*

Ms. Smith attended via remote video conference on behalf of Mr. Berardi.

Mr. Hemminger said that the board action this evening is to accept the application as complete, to classify the application as an Unlisted Action under the State Environmental Quality Review Act (SEQRA), to refer the application to the Ontario County Planning Board for

review, to schedule the SEQR 30-day coordinated review, and for the board to declare its intent to be designated as the SEQR Lead Agency for making the environmental declaration.

During discussion, the board reviewed and modified several of the dates which were included in the draft resolution. *(Clerk's Note: The resolution published below includes the modified dates.)*

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

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

TOWN OF FARMINGTON
PLANNING BOARD RESOLUTION

PB #2026-0503

APPLICANT: **Jacob Berardi, c/o North American Sales/Rentals Flex Storage, 7005 Appletree Avenue, Bergen, N.Y. 14416**

ACTION: **Preliminary Site Plan application to construct a 16,000-square-foot storage warehouse facility and related site improvements, Tax Map Account No. 41.07-1-28.100, located along the south side of County Road 41, between 5829 and 5815 County Road 41. Determination whether application may be accepted for public review, SEQR Classification, submittal to Ontario County Planning Board, and scheduling a Public Hearing. The property is zoned PD Glacier Lakes Water Park Planned Development.**

WHEREAS the Town of Farmington Planning Board (hereinafter referred to as Planning Board) has reviewed that packet of information related to the above mentioned action which includes an April 9, 2026, cover letter from Matthew Tomlinson, Partner, Marathon Engineering, a Part 1 Short Environmental Assessment Form (SEAF); a set of site plan drawings, prepared by Marathon Engineering, entitled "Preliminary Site Plans for American Sales/Rentals Flex Storage Building," identified as Job No. 1439-25, dated 04/09/2026; and

WHEREAS the Planning Board has reviewed 6NYCRR Parts 617.4 and 617.5 for making a classification of the above-mentioned Action under the provisions of Article 8 of the New York State Environmental Conservation Law (ECL); and

WHEREAS the Planning Board has also received and reviewed a draft resolution prepared by the Town Director of Planning and Development which identifies the application may be accepted by the Board, the classification of the Action under SEQR, the need for a referral to the Ontario County Planning Board and scheduling a public hearing.

NOW, THEREFORE, BE IT RESOLVED that the Planning Board makes the following decisions:

1. The Applicant's packet is accepted for public review; and

2. The Action is classified as an Unlisted Action under the provisions of 6NYCRR, Article 8 of the ECL; and

3. The Action is subject to approvals by the Ontario County Department of Public Works, the Town of Farmington Water and Sewer Department, the Town Planning Board, and, therefore, is subject to a coordinated review under the ECL; and

4. The coordinated review on this Action is to commence on Friday May 22, 2026, and will end at noon on Sunday, June 21, 2026; and

5. The Planning Board declares its intent to be designated the Lead Agency under the State's Environmental Quality Review (SEQR) Regulations, at its meeting on Wednesday June 17, 2026; and

6. Town Staff is directed to prepare the standard Project Notification Review Letter for distribution to the above identified agencies and to distribute said packet on Friday May 22, 2026; and

7. There is to be a referral to the Ontario County Planning Board, under the provisions of Sections 239-l and -m of the New York State General Municipal Law, for that Board's meeting on June 10, 2026; and

8. There is to be a Public Hearing scheduled for 7:00 p.m., on Wednesday July 1, 2026, in the Main Meeting Room, at the Farmington Town Hall, 1000 County Road 8, Farmington N.Y. 14425; and

9. There is to be a legal notice prepared, published in the Town's Official Newspaper and posted on the Town Hall Bulletin Board and the Town's Website, and the property is to have the Town's Project Under Review Notification Sign posted on the property's frontage along County Road 41.

BE IT FURHTER RESOLVED the Planning Board requests Town Development Office Staff to provide the necessary link on the Town's Website to the supplemental information package mentioned above in this resolution, on or before May 26, 2026.

BE IT FINALLY RESOLVED certified copies of this resolution are to be sent to the Applicant, Jacob Berardi, 7005 Appletree Avenue, Bergen, N.Y. 14416, or via email to jake@rent rightnow.com; the Applicant's Engineers Matthew Tomlinson, Marathon Engineering, 39 Cascade Drive, Rochester N.Y. 14614, or via email to mtomlinson@ marathoneng.com; Town staff; the Town Engineer and 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. OPEN DISCUSSION

Director of Planning and Development:

Mr. Brand provided the following information:

- Bridges for Brain Injury has retained Marathon Engineering to provide a Final Site Plan of Existing Conditions for the proposed construction project at 1111 County Road 8. The project received conditional approval for a Temporary Use Permit from the Town Zoning Board of Appeals (ZB #0802-24) on September 23, 2024. One of the conditions of approval required the applicant to obtain Final Site Plan Approval of the existing conditions on the site, along with the areas to be used under the Temporary Use Permit. The applicant never applied for this site plan approval and instead applied for Preliminary Site Plan approval from the Planning Board on October 15, 2025 (PB #2025-0704). The applicant is seeking a two-year Temporary Use Permit to allow a limited number of supervised outdoor daytime education programs for their clients and to allow public access onto the site. In addition, the applicant is seeking approval to conduct performances to be provided by those with disabilities, and to allow for a number of small daytime fundraising events while a Final Site Plan approval is being prepared for the construction of the proposed 16,000-square-foot Day Programming Building and the 11,400-square-foot Wildlife Education Building.

  Mr. Brand said that the Final Site Plan for Existing Conditions will include details for on-site parking, fire equipment driveway access, and the capacity of the existing septic system to the existing single-family home on the property. He said that this material is expected to be submitted to the Town on June 11, 2026, for the Planning Board agenda on July 1, 2026.

  Mr. Hemminger said that they also will be adding an area for alpacas.

- Following a staff review of the final subdivision and site plans for the 26 lots in Section 3 of the Monarch Manor Incentive Zoning Project (corner of New Michigan Road and Canandaigua–Farmington Town Line Road), Mr. Brand found a number of issues which require the applicant's attention. These issues will be provided in a

memorandum later this week from Mr. Brand to both Mr. Baker (the applicant's engineer) and Mr. Sortino (of Sortino Properties, the site developer). The Final Subdivision and Final Site Plan Amendment for Sections 3, 4 and 5 of Monarch Manor was submitted earlier this year, but was never acted upon by the Town Board. This previous application was determined by the Planning Board on January 15, 2025 (PB #2025-0103) to be an incomplete application.

- Committees have been created by the Town Supervisor to review the Town Board's denial of a proposed Chapter 77 of the Town Code on the use of e-bikes, e-scooters, mopeds, motorbikes, golf carts, etc., within the Town. Mr. Bellis asked why this new Town Code chapter had been denied. Mr. Hemminger said that the Town Board would like additional details. The first session of the Town Board public hearing had been continued to a subsequent meeting to allow time for the Town staff to revise the original draft to also include All Terrain Vehicles (ATVs).

- The applicant of the Farmington Meadows Incentive Zoning Project has contacted the Town for street names within the project, which is located along the east side of State Route 332, south of County Road 41, for which Overall Preliminary Subdivision Plat and Preliminary Site Plan approvals were received on May 6, 2026 (PB #2026-0101 and PB #2026-0102, respectively). Mr. Brand said that the applicant is willing to consider names of historical significance for the public and private roads located within the development.

- The Zoning Board of Appeals (ZBA) on May 18, 2026, approved all four area variances for the Pintail Crossing Apartment Project (ZB #2026-0501–ZB #2026-0504) with one condition that the applicant provides the Highway Superintendent with yellow pedestrian crossing signs for the existing crosswalk on Pintail Drive.

- The Farmington Volunteer Fire Association is expected to submit revised Preliminary Site Plan drawings for signatures in time to have the Final Site Plan drawings on the Planning Board agenda for the meeting on July 15, 2026. The Preliminary Site Plan and Special Use Permit applications were approved on May 6, 2026 (PB #2026-0201 and PB #2026-0202, respectively). Mr. Hemminger asked about the fire department's schedule for Final Site Plan approval. Mr. Brand said that the fire department would like to have final approval for informing lending institutions that the project is ready to start construction.

- Mr. Brand acknowledged the attendance at tonight's meeting of George Cretekos, a representative of the Town Environmental Conservation Board. He requested that the Clerk of the Board arrange with Marcy Daniels, for providing table nameplates for the Environmental Conservation Board and the Farmington Fire Department representatives. Mr. Hemminger supported this request.

Zoning Officer:

Ms. Ruthven said that revised drawings have been received for the Todd Enright/ Christopher Lowenguth Preliminary Site Plan (PB #2026-0304) and are ready for signatures. The next step will be submittal of the Final Site Plan for the proposed single-family home on County Road 8 (Tax Map #10.00-1-77.100), at the Ontario County/Wayne County boundary.

Ms. Ruthven said that Minister Samuel Rivera has submitted the Final Site Plan application for a single-family home at 1495–1499 County Road 8, for which the Preliminary Site Plan was approved on April 1, 2026 (PB #2026-0301). This application is also listed as The Virtual Church H.O. Mr. Brand said that this application is not a site plan for a church facility, but only for a single-family dwelling to be constructed on the site along the east side of County Road 8.

Ms. Ruthven also said that a lot line adjustment application has been received for combining two parcels of land on Sheldon Road. Mr. Hemminger said that he will not be in attendance at the next meeting of the board on June 3rd, and that Mr. Viets (Vice-Chairperson) would be available for signatures if needed in his absence.

Highway Superintendent:

Mr. Murphy said that he will not be attending the next meeting of the board on June 3rd due to his attendance at the State's Highway Superintendent's Conference and Training School which is scheduled the first week of June in Ithaca, N.Y.

He said that oil and stonework will commence the week of June 15th and will include Collett Road from Hook Road to County Road 8, Crowley Road from Hook Road to Brownsville Road, and New Michigan road from County Rod 41 to Canandaigua–Farmington Town Line.

Planning Board Members:

Mr. Viets asked if there are any updates regarding the outdoor storage of materials at AJ Glass which is located on a 19.49-acre parcel at 5786 Collett Road at which the company is renovating an approximately 155,000-square-foot existing building. Mr. Hemminger said that the company may eventually seek a Special Use Permit for outdoor storage. Ms. Ruthven said that the Town staff has a meeting scheduled with the company on May 27, 2026, at 9:00 a.m.

Mr. Hemminger acknowledged receipt of an email from Tammy Klimasewski, 4463 Mt. Payne Road, dated May 20, 2026, regarding her opposition to the proposed Ontario CSG 1, LLC Solar Project (New Energy Equity/Lynn T. Fish Farm) at 4494 Mt. Payne Road (#2025-0502) for which a Public Hearing has been scheduled for June 17, 2026 (*see*

Attachment to Abstract #16). In the email, Ms. Klimasewski invited the Planning Board members' attendance on Friday, May 22, 2026, at a meeting at her residence. Mr. Hemminger said that he did not think a meeting at her residence would be necessary. Mr. Brand said that if any Planning Board members attend the meeting, they should only go individually or in a group of no more than two members at one time to avoid a violation of the New York State Open Meetings Law, which indicates that a meeting of three or more board members of a five-member board discussing board business is classified as a formal meeting of the board which requires advance public notice of time and location.

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

Motion carried by voice vote.

The meeting was adjourned at 7:45 p.m.

The next regular meeting of the Planning Board will be held on June 3, 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,

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