

TOWN OF
FARMINGTON



Planning Board Meeting Agenda
May 6, 2026,
Meeting 7:00 p.m.

THIS MEETING WILL BE HELD IN THE MAIN MEETING ROOM, AT THE TOWN HALL, 1000 COUNTY ROAD 8, FARMINGTON, NEW YORK 14425. THOSE NOT WISHING TO ATTEND MAY PARTICIPATE VIRTUALLY IN THE MEETING BEING CONDUCTED SIMULTANEOUSLY AT THAT TIME ON-LINE, OR OVER THE PHONE. Join the meeting by clicking the following link:

<https://us06web.zoom.us/j/86031629360?pwd=dlh2hW4E6fjbAaVuD1EDJWyFxxWYSZ.1>

Meeting ID: 860 3162 9360

Passcode: 356169

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1. **OPEN MEETING** – Chairperson introduces members and Town staff present, identifies the emergency exits and informs that this meeting is to be conducted in accordance with the adopted 2026, Planning Board Rules of Procedure.
2. **APPROVAL OF – APRIL 15, 2026, PLANNING BOARD MEETING MINUTES.**
3. **LEGAL NOTICE PUBLISHED** – Chairperson attests to the publishing of the legal notice in the Town's Official Newspaper, the Daily Messenger, on April 28, 2026, for PB #2026-0304, Todd Enright, Preliminary Site Plan Approval for a single-family dwelling and related site improvements along the east side of County Road 28, adjacent to the Wayne County/Town of Macedon and the Ontario County/Town of Farmington boundary line; posting legal notice on Town's Website, posting notice on Town Hall Bulletin Board, mailing of the notices to property owners within 500 feet, mailing of legal notice to Macedon Town Clerk and posting Public Notification Sign on the property.

4. **ORDER OF BUSINESS –**

A. CONTINUED PUBLIC HEARINGS (3):

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

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

(3) PB 2026-0303, Adrian Bellis, 5540 Holtz Rd, Farmington New York 14425, Site Plan Amendment for the construction of a proposed 4,320 sq.ft. private garage, with a height of 25 feet, and related site improvements. The Property is zoned A-80 Agricultural. Determination on three (3) proposed locations on the property for construction of the proposed Accessory Structure, a private garage; and directing the preparation of Parts 2 & 3 of the Full Environmental Assessment Forms for the Planning Board's review and acceptance at the May 20, 2026, meeting.

B. NEW PUBLIC HEARING (1):

PB 2026-0304, Todd Enright c/o [Christopher Lowenguth] 10 Grove St Pittsford NY 14534. Preliminary Site Plan Application, County Road 28, Tax Map # 10.00-1-77.100, adjacent south of the Wayne County/Town of Macedon boundary line. Construction of a single-family dwelling and related site plan improvements. The property is zoned A-80 Agricultural.

C. PUBLIC MEETING ACTION ITEMS (0):

5. **OTHER BOARD ACTIONS (6):**

PB # 1201-23 and PB # 1202-23: Paddock Landing, off NYS 96, Town of Farmington, Preliminary Subdivision Plat and Preliminary Site Plan: Fifth extension of Preliminary Subdivision Plat and Preliminary Site Plan approvals (two 180-day time extensions from May 9, 2026).

PB # 2025-0503 Belle Beachner, ACES Geotherm & SOLAR, on behalf of T&M Properties of WNY, LLC, 1 Capron Street, Unit 3C, Rochester, NY 14607: Site Plan Amendment: 100kW Solar power system on the roof of a maintenance building located at 1980 Villager Way – accepting application for public review, classifying under SEQRA and scheduling a public meeting.

PB # 2026-0501 Ironwood-Dimension Energy, Farmington NY CSG 1, LLC, 5601 St Rt 96, Town of Farmington: Preliminary Site Plan, Large-Scale Ground Mounted Solar Project: 3600 kW Solar power system - Determination whether application is complete for public review.

PB # 2026-0502 Ironwood-Dimension Energy, Farmington NY CSG 1, LLC, 5601 St Rt 96, Town of Farmington: Special Use Permit, Large-Scale Ground Mounted Solar Project: 3600 kW Solar power system - Determination whether application is complete for public review.

PB # 2025-0501 Ontario CSG1, LLC, (New Energy Equity/Lynn Fish) Solar Project, Preliminary Site Plan, Large Scale Ground Mounted Solar Project, located along the north side of Mt. Payne Road, Tax Map Account 19.00-1-13.100: 4.72 KW Solar power system - Determination whether application is complete for public review.

PB # 2025-0502 Ontario CSG1, LLC, (New Energy Equity/Lynn Fish) Solar Project, Special Use Permit, Large Scale Ground Mounted Solar Project, located along the north side of Mt. Payne Road, Tax Map Account 19.00-1-13.100: 4.72 KW Solar power system - Determination whether application is complete for public review.

6. **OPEN DISCUSSIONS:**

Reports:

- Director of Development
- Code Enforcement Officer
- Code Enforcement/Zoning Officer
- Highway Superintendent
- Water and Sewer Superintendent
- Town Engineer
- Environmental Conservation Board
- Farmington Fire Department
- Planning Board Members
- Planning Board Chairperson

7. **PUBLIC COMMENTS:**

8. **ADJOURNMENT OF MEETING**

Next Meeting Date: Wednesday, May 20, 2026.